

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

**Village Work Session Meeting  
Agenda  
Tuesday, June 18<sup>th</sup>, 2024  
5:30 p.m.**

<b>Village Board Work Session Meeting:</b>	
<b>Item #</b>	
1	Call to Order
2	President & Trustee Reports
3	Presentation from Kenosha County Division of Aging, Disability & Behavioral Health
4	<p>Discuss Plan Commission Recommendations (Somers Gateway, LLC)</p> <p>a. 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), for 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. <i>(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)</i></p>
5	Review and discuss 2023 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road
6	Discuss Possible Request for Proposal for Solid Waste and Recycling pick up services
7	Review tentative agenda for Village Board meeting on June 25 <sup>th</sup> , 2024
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 June 18<sup>th</sup>, 2024 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 13<sup>th</sup> day of June, 2024.

Wendy Burnette, Clerk-Treasurer

Original Post Date: June 13<sup>th</sup>, 2024

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 Village Board may participate telephonically. Notice is hereby given that members of the Town 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  
VILLAGE BOARD  
WORK SESSION ITEM MEMORANDUM**

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**WORK SESSION:** June 18<sup>th</sup>, 2024

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #3 Presentation from Kenosha County Division of Aging, Disability & Behavioral Health

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**BACKGROUND:**

President Stoner has invited representatives from Kenosha County's Division of Aging, Disability & Behavioral Health to do a presentation to the Board on the services they provide Kenosha County residents. Kari Foss, Director of Kenosha County's Division of Aging, Disability & Behavioral Health will be in attendance.

More information on ADRC can be found by using the following link:

<https://www.kenoshacounty.org/155/Aging-Disability-Resource-Center>

**ATTACHMENTS:**

None

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

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**WORK SESSION:** June 18<sup>th</sup>, 2024

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #4 Discuss Plan Commission Recommendations (Somers Gateway, LLC)

- a. 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), for 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.)*

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**BACKGROUND:**

Staff has been working with Golden Oil (Somers Gateway, LLC) since late 2022 on a potential project at the NE corner of CTH E and East Frontage Road. The project would include a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs and a hotel. The ultimate project will require the following:

- CSM to subdivide the existing 25-acre parcel into four (4) Lots;
  - Lot 1 would be the fueling station w/ convenience store & restaurants
  - Lot 2 & 3 would be for future development; and
  - Lot 4 would be for the proposed hotel.
- Rezoning from A-4 to B-3 with PUD overlay:

- CUP for the fueling/gasoline service station with associated convenience store and outdoor seating; and
- Site plan and exterior fenestration.

#### UPDATE:

The Plan Commission reviewed a concept for the overall parcel in March of 2023. In April of 2024, the Developer filed their applications for CSM, Rezone, CUP and Site Plan. The Plan Commission heard the above-mentioned requests at their June 10<sup>th</sup> meeting and held the requisite public hearings. At the meeting, issues were raised with the site plan based on the proposed private access roads through the proposed new parcels. The Plan Commission had no issues with the proposed zoning, conditional use permit, and the CSM. Based on this fact the Plan Commission recommendation was to approve the Zoning, CUP and CSM request (7-0 for each request). The Site Plan and exterior fenestration was tabled until July's meeting.

#### COMMENTS:

Staff and President Stoner met with the developer on June 12<sup>th</sup> to further discuss the concerns brought up at the Plan Commission meeting regarding the private roads. Administration believed we have come up with a compromise that will be presented to the Plan Commission at the July meeting. The Developer is requesting that the Village move forward with the CSM application at this time, separate from the other requests. The CSM timing is critical to the development as they need the separated parcels to move forward with their wetland mitigation and flood plain mapping with the DNR.

In the interest of moving this project along in a timely fashion, Administration is requesting the CSM application be placed on our June 25<sup>th</sup> Board Meeting Agenda for action. We have placed this matter on our agenda for discussion and possible action.

#### ATTACHMENTS:

Planning Memo dated 05/31/2024

Planning Commission Minutes 06/10/2024 - Highlighted

Application for CSM

Legal Description

CSM



# COUNTY OF KENOSHA

## Division of Planning & Development

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

**TO:** Village of Somers Plan Commission  
**FROM:** Luke Godshall, Senior Land Use Planner  
**RPT DATE:** 05-31-24  
**MTG DATE:** 06-10-24  
**APPLN DATE:** 04-26-24  
**RE:** “Somers Gateway Center” – Proposed Fueling Station & Hotel

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### PROJECT/SITE INFO:

1. Petitioner/Agent: Devin Winter, Excel Engineering Inc.
2. Property Owner: Somers Gateway Center LLC
3. Location/Address: NE corner of CTH E & East Frontage Road
4. Tax key Number(s): 82-4-222-073-0301
5. Area: 25 acres
6. Existing Zoning: A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
7. Proposed Zoning: B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., A-4 Agricultural Land Holding Dist., FPO Floodplain Overlay Dist.
8. Existing Land Use: Business/Industrial Park
9. Proposed Land Use: Business/Industrial Park

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### PROJECT OVERVIEW:

The Petitioner is proposing to subdivide the subject 25-acre parcel into four (4) Lots via Certified Survey Map (CSM) and construct a fueling station w/ convenience store and (2) restaurants with outside dining on one of the Lots, and a 107-room hotel on a second Lot. The other 2 Lots of the CSM would be retained for future development.

This project requires rezoning approval (for the lots currently being proposed for development), conditional use permit approval for the proposed fueling station use with outside dining, land division approval to create the proposed Lots via CSM, site plan & exterior fenestration approval for each the proposed fueling station and hotel, and a PUD Planned Unit Development Overlay District approval for several ordinance deviations being requested by the Petitioner.

Specific components of the project are summarized/discussed below.

#### **Conditional Use Permit requests:**

By ordinance fueling stations (gasoline service stations) require approval of a conditional use permit. There are three (3) canopies proposed for the fueling station – one gas canopy to the south side of the building, one diesel canopy to the north of the building, and one canopy over the electric charging station to the southwest of the building. All canopies fall under the 20’ height limit, and the canopies are located well beyond the 30’ setback requirement from property lines.

Outside dining areas also require conditional use permit approval. There are 2 small outside dining areas proposed to be located at the south side the building, each with 3 tables located on either side of the main



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entrance for total seating of 12. Per the conditional use permit requirements, no outside music speakers or live music associated with the outside dining area is permitted.

### **PUD Request:**

The Petitioner is requesting a PUD overlay as part of their rezoning request in order to provide flexibility from certain Village ordinance standards. The PUD overlay would apply to Lots 1 and 4 of the proposed CSM. Here is a summary of the requested ordinance deviations for the fueling station property:

- An access drive having a width of 45' at the property line (35' maximum by ordinance).
- Two (2) freestanding signs located along the East Frontage Rd. (one at a drive entrance and one not), and being located within 300' of each other (ordinance allows one (1) freestanding sign per street frontage or drive entrance, provided they are located at least 300' apart).
- One (1) freestanding sign having a sign area of 502 square feet per side (300 square feet per side allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a sign area of 240 square feet per side (150 square feet per side allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- One (1) freestanding sign having a height of 80' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), one (1) freestanding sign having a height of 40' (30' height allowed by ordinance when located within 50' of the right-of-way edge of the Frontage Road), and one (1) freestanding sign having a height of 40' (20' height allowed by ordinance when located beyond 50' of the right-of-way edge of the Frontage Road).
- A landscaping plan to include modest reductions to the requirements for building foundation landscaping and open yard area landscaping requirements.

Additionally, the PUD request includes one ordinance deviation that would apply specifically to the hotel property:

- A building height of 56' (35' height maximum allowed by ordinance).

Of the PUD requests being made, the proposed heights of the freestanding signs and their display areas are of some concern as they exceed ordinance requirements by significant amounts. It is also unclear if the City of Kenosha airport would allow the increased sign heights, being that the property lies within an airport overlay district. Staff would recommend the Plan Commission consider if the proposed freestanding sign heights of 80' and 40' are necessary or if lower heights would be more suitable for this site. Regarding the proposed 80' sign, by comparison a 50' tall freestanding sign was ultimately approved for the Kwik Trip property at the NE corner of East Frontage Rd. & STH 142, and there is also a 50' tall freestanding sign that was approved by variance at the Kenosha Travel Plaza located at the NW corner of East Frontage Rd. & STH 142.

Looking at the submitted sign elevation drawings, it appears that the monument sign proposed for the corner of East Frontage Rd. & CTH E (labelled "Municipal Sign" on the drawings) would also require approval of a deviation under the PUD, as its area exceeds the ordinance maximum allowance of 160 square feet (an area measurement taken from the scaled drawing shows the sign to be approximately 212 square feet). If the Plan Commission does not see an issue with allowing this modest square footage increase, it is suggested that it be included in the PUD approval.



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### **Site Access:**

The submitted site plans show the project will be accessed by two driveways: one would enter the fueling station property (Lot 1 of the proposed CSM) from the Frontage Road and would also serve the hotel property and the to-be-developed Lot 3 of the CSM through cross-access easement (as these Lots are not allowed to have their own access due to WisDOT access prohibitions), and the other driveway would enter into the to-be-developed Lot 2 of the CSM from CTH E and cross over into the fueling station property through cross-access easement. The proposed access locations have been located so as to line up with an existing public street (11<sup>th</sup> Place) and an existing median opening on CTH E.

Because the East Frontage Road and a portion of CTH E is under the jurisdiction of the Wisconsin Dept. of Transportation (WisDOT), the applicant will need to obtain formal approvals from WisDOT for the proposed access drives. It is possible that WisDOT may require a Traffic Impact Analysis (TIA) to identify if any roadway improvements are necessary (i.e. turn lanes, deceleration lanes, etc).

### **Parking:**

For the fueling station property, the required amount of parking spaces by ordinance is 135. This is based on a parking ratio of 1 space/150 sq. ft., a proposed building size of 18,812 sq. ft., and the number of employees on the largest shift (10). The submitted plans provide for 139 parking spaces and therefore meets ordinance requirements. Additionally, the two (2) proposed drive-through lanes each provide stacking for 8 vehicles which is the ordinance requirement.

For the hotel property, the required amount of parking spaces by ordinance is 122. This is based on a parking ratio of 1 space/employee (15), and 1 space/guest room (107). The submitted plans provide for 129 parking spaces and therefore meets ordinance requirements.

All parking spaces on the submitted site plans are shown to be 9'x18' in size and provide for 24' wide aisles between the ends of parking spaces to meet ordinance requirements.

### **Landscaping:**

Site landscaping plans have been submitted for both the fueling station and hotel properties. Both plans provide for a wide variety of deciduous and evergreen trees, shrubs and perennials and generally meet ordinance landscaping requirements, with the exception of the fueling station requesting slight reductions for landscaping along the building foundation and within the open yard area where there are proposed to be public utilities and easements. These are detailed in the submitted rezone narrative which lists the specific deviations being requested as part of the PUD request.

### **Lighting:**

Photometric plans have been submitted for both the fueling station and the hotel properties. Each plan shows proposed lighting intensity and proposed lighting fixtures meet ordinance standards.

### **Building Design:**

Building elevations and renderings submitted for the proposed fueling station indicate that it will be constructed with a variety of materials including brick in different colors/finishes, stone, composite panels, metal, glass, and horizontal siding. The overall design of the building is similar to the building Golden Oil constructed at their new facility on the NW corner of CTH E & CTH Y. The design also incorporates canopies, awnings and many



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colors to create variety. Parapets are also incorporated which should shield any roof-mounted mechanical equipment from ground view.

Elevations and renderings were also submitted for the hotel to show IHG Hotels & Resorts' prototype building design. The design incorporates multiple colors/finishes, building articulations, a large overhang on the south side of the building, and parapets to shield roof-mounted mechanical equipment from ground view.

### **Trash Enclosures:**

The submitted Dumpster Enclosure Plan and Elevations for the fueling station show the enclosure has been designed to meet Village ordinance standards, being 6' in height and constructed with a combination of masonry on three sides and solid wood gate fencing on the fourth side. The enclosure is also shown on the landscaping plan to be bordered by arborvitaes and has been designed to match the look/color scheme of the building.

The site plan for the hotel shows a dumpster enclosure area at the NE corner of the parking lot shown to be surrounded by arborvitaes. However, it is not clear from the submitted plans what the enclosure will be constructed of or how tall it would be. The Petitioner shall submit a plan to show that the enclosure will meet Village ordinance requirements.

### **CSM:**

The submitted Certified Survey Map proposes to subdivide the existing 25-acre parcel into four (4) Lots. The fueling station w/ convenience store & restaurants would be located on Lot 1 of the CSM, while the hotel would be located on Lot 4 of the CSM. Lots 2 and 3 of the CSM are not proposed to be developed at this time.

The submitted Certified Survey Map complies with the Village of Somers Land Division and Platting Control Ordinance. One minor revision to the CSM is noted in the staff recommendation below, to revise the name of the Village Clerk-Treasurer as it has recently changed.

This project will require approval from the City of Kenosha for an Airport Site Plan review, as the property is located within a City of Kenosha Airport Overlay zoning district.

Planning & Development will issue zoning permits for the project only after the Petitioner has executed a Developer's Agreement with the Village and has met any other of the Village's requirements for the development.

### **STAFF RECOMMENDATION:**

Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)50; Gasoline service stations in the B-1, B-2, B-3, B-4 and B-5 Districts:
  - a. A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, light poles, tower signs, storage tank locations, etc.
  - b. All canopy posts shall be at least thirty (30) feet from any property line. No canopy shall exceed twenty (20) feet in height.



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- c. Canopies shall not be permitted to overhang past the property line.
  - d. All pumps shall be set back at least thirty (30) feet from any property line.
  - e. Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.
2. The Conditional Use Permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)113; Restaurants, bars and taverns with outdoor dining, recreation, entertainment in the B-2 and B-3 Districts:
- a. A site plan shall be submitted showing all proposed outdoor use areas including parking, landscaping and the location of existing structures.
  - b. Hours of use may be limited to prevent disturbance to abutting property owners.
  - c. Lighting may be limited to prevent disturbance to abutting property owners.
  - d. There shall be no outside music speakers or live music.
  - e. Any approval granted must be in conformance with the restrictions of the liquor license issued for the establishment.
3. The Certified Survey Map shall be subject to the following:
- a. Subject to revising the CSM to address any review comments from the Wisconsin Department of Administration.
  - b. Subject to making the following revisions to the CSM:
    1. On Sheet 3 of 4, revise the name of the Village Clerk-Treasurer to be “Wendy Burnette”.
  - c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
  - d. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
  - e. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.
4. Subject to a PUD Planned Unit Development Overlay District being applied to Lots 1 and 4 of the CSM (fueling station and hotel, respectively). Specific ordinance deviations as approved by the Plan Commission and Board shall be incorporated into the Developer’s Agreement.
5. Subject to submitted plans to be reviewed/approved for the proposed trash enclosure to be located on the hotel property.



# COUNTY OF KENOSHA

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6. Subject to obtaining any necessary approvals and/or permits from the Wisconsin Department of Transportation regarding the proposed access connections to the East Frontage Road of Interstate Highway 94 and to area of CTH E (12th Street) within WisDOT's jurisdiction.
7. Subject to approval of an Airport Site Plan Review by the City of Kenosha.
8. Subject to final review and approval by the Village of Somers engineer.
9. Subject to approval by the Somers Fire & Rescue Department.
10. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.
11. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.



Village of Somers  
Proceeding from the Village Plan  
Commission Meeting  
June 10, 2024

## 1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Michael **Deluca**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Troy **Steege**
- Alternate Pat **Juliana**

Absent:

- None

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier

Trustees present: Ben Harbach and Jackie Nelson

Kenosha County Planners: Luke Godshall

Somers Engineer: Brett Biwer

## 2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

## 3. Approve Minutes of April 8, 2024

Commissioner Boxx moved to approve to the minutes.

Seconded by Commissioner Steege.

Motion carried. 7-0 vote.

## 4. Correspondence

None

## 5. Citizen Comments

None

## 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.)*

Commissioner Boxx moved to approve to the minutes.  
Seconded by Commissioner Thompson.

President Stoner asks Kenosha County Planner Luke Godshall whether there are issues with the CSM.

Mr. Godshall mentions that the only issue is that the application has the former Clerk/Treasurer's name on it.

Motion carried. 7-0 vote.

Administrator Peters suggest addressing item #8 before item #7.

## 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.)*

Devin Winter makes the developers' presentation starting with the proposed service center

President Stoner requests that the roads inside the development be Public Roads. He mentions issues with semi-trucks parking along roads and maintenance issues on private roads in other areas in the Village.

The developer mentions it will require significant changes to the plan.

Devin Winter describes the proposed hotel.

President Stoner talks about the project being in the work for a long time and it being an asset to Carthage College and UW – Parkside.

He requests that the project includes a swimming pool, bus parking and a conference area that would accommodate 40 people. He also mentions that the hotel should feature pet friendly area, EV charging, ice machines, brick on the front of the hotel, a 400 sq ft conference area, lobby sitting, elevators, business work area, a gym and kitchenettes.

Commissioner Thompson mentions that he would like to see masonry on the first floor of the building.

Commissioner Steege asks about more information about the metal panels specifications and location.

The developer responds that IHG provides the design of the hotel and that there is not a lot of leeway to make changes.

Commissioner Thompson mentions staying at an IHG hotel in Alabama that had masonry on the first level.

Commissioner Thompson mentions the height of the signs as being above what is allowed by ordinance.

Kenosha County Planner Luke Godshall mentions that exceptions have been granted in the past.

Commissioner DeLuca mentions not seeing parking for buses at the hotel.

President Stoner requests that bus parking should be added to the property.

The developer mentions that they exceed the parking requirements and because parking requirements are calculated by room, a bus would be able to use spots not used by cars.

Commissioner Boxx mentions adding restrictions in writing to restrict parking on the private road.

The developer mentions that the road will have curb, which should limit parking on the road.

President Stoner mentions that the size of the roads should take into account future developments on the property.

Developer asks if the Plan Commission has any feedback on the exterior of the service center building.

President Stoner and Commissioner Steege mention that they like the proposal.

Commissioner Boxx makes a motion to table the Site Plan Review & Exterior Fenestration. Commissioner Deluca seconds.

Motion carried. 7-0 vote.

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.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner Steege seconds the motion.

Motion carried. 7-0.

Passes unanimously

President Stoner mentions that when developer comes back in front of the Plan Commission, they should bring additional information about the signage.

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.)*

Public comments: None

Commissioner Boxx moves to accept the request.

Commissioner DeLuca seconds the motion.

Commissioner Steege asks about the sign ordinances.

Kenosha County Planner Luke Godshall explains what the petitioner asks and how it exceeds the ordinance.

Commissioner Steege says he is fine with the number of signs but the height should be lowered to match other signs approved by the Village.

Commissioner Boxx makes a motion to amend the motion to approve the PUD with reducing the height of the 80 feet sign to 50 feet.

Commissioners discuss the square footage of the monument sign, and how it exceeds the ordinance.

The developer points out that there are several businesses in the development.

Commissioners mention they like the sign and it was pointed out that it features “Somers.”

Commissioner Deluca seconds.

Motion carried. 7-0.

Passes unanimously

## **10. Adjourn**

President Stoner makes motion to adjourn.

Seconded by Commissioner Boxx.

Motion carried 7-0 vote.

Drafted June 12, 2024.

These minutes are not official until approved by the Plan Commission. Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier



# VILLAGE OF SOMERS

## Department of Planning & Development

### LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- Certified Survey Map
- Subdivision Preliminary Plat
- Subdivision Final Plat
- Condominium Plat

Applicant is:  Property Owner    Subdivider    Other \_\_\_\_\_

Applicant Name: Somers Gateway Center LLC - Paul Bhardwaj      Date 04/26/24

Mailing Address: 1170 22nd Ave, Kenosha, WI 53140      Phone # 262-425-1675

\_\_\_\_\_  
Phone # \_\_\_\_\_

Tax Parcel Number(s): 82-4-222-073-0301

\_\_\_\_\_  
Acreage of Project: 25

Location of Property (including legal description):

NE Corner of 12th Street (Somers Rd) and 120th Ave

See attached legal description.

Subdivision/Development Name (if applicable): NA

Existing Zoning: A-4      Proposed Zoning: Part A-4, part B-3 w/ PUD

Village Land Use Plan District Designation(s) (if applicable):

Present Business/Industrial Park

Proposed Business/Industrial Park

Present Use(s) of Property: Vacant / Ag Land

Proposed Use(s) of Property: Fueling station w/ convenience store, multiple restaurants w/ drive-thrus (Lot 1)  
Hotel (Lot 4), Future Commercial (Lot 3), Future Commercial (Lot 2)

The subdivision abuts or adjoins a state trunk highway.....Yes ( ) No (✓)

The subdivision will be served by public sewer .....Yes (✓) No ( )


The subdivision abuts a county trunk highway .....Yes (✓) No ( )

The subdivision contains shoreland/floodplain areas .....Yes (✓) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority  
area of a nearby Village or City .....Yes ( ) No (✓)

\*Applicant is responsible for submitting to the ETP authority any fees and documentation  
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

  
Property Owner's Signature

4/22/24  
Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date

Developer's Signature

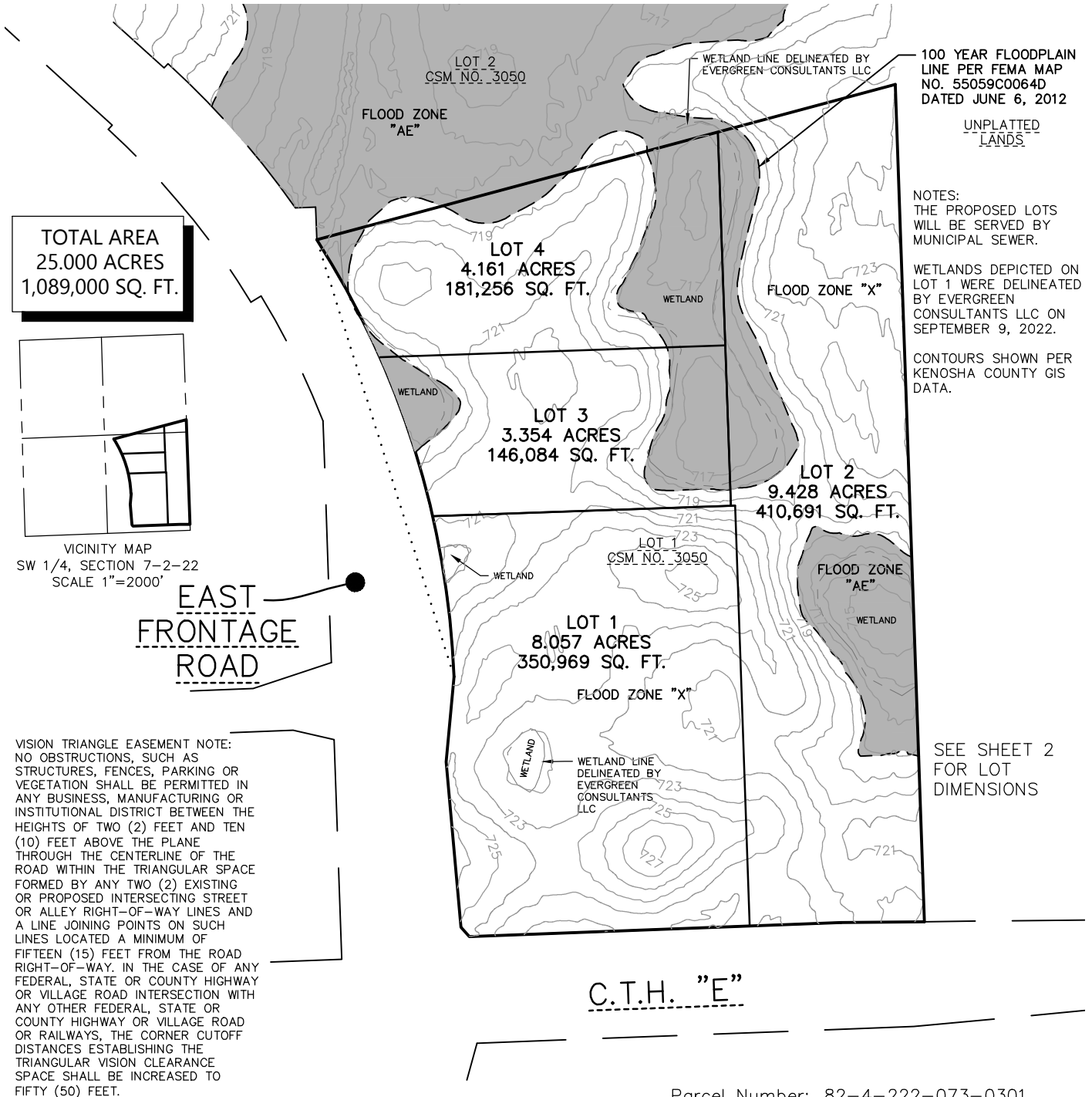
Date

**CSM Legal Description**

Lot 1 of Certified Survey Map No. 3050, recorded in the Kenosha County Register of Deeds Office as Document No. 1948190, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

# CERTIFIED SURVEY MAP NO.

FOR  
**SOMERS GATEWAY CENTER LLC**  
 LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4  
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST, VILLAGE  
 OF SOMERS, KENOSHA COUNTY, WISCONSIN.



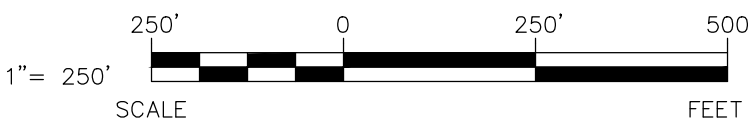
Parcel Number: 82-4-222-073-0301

MAP DATE: APR. 26, 2024

### LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



OWNER/DEVELOPER/SUBDIVIDER::  
 SOMERS GATEWAY CENTER LLC  
 1170 22ND AVENUE, 2ND FLOOR  
 KENOSHA, WI 53140

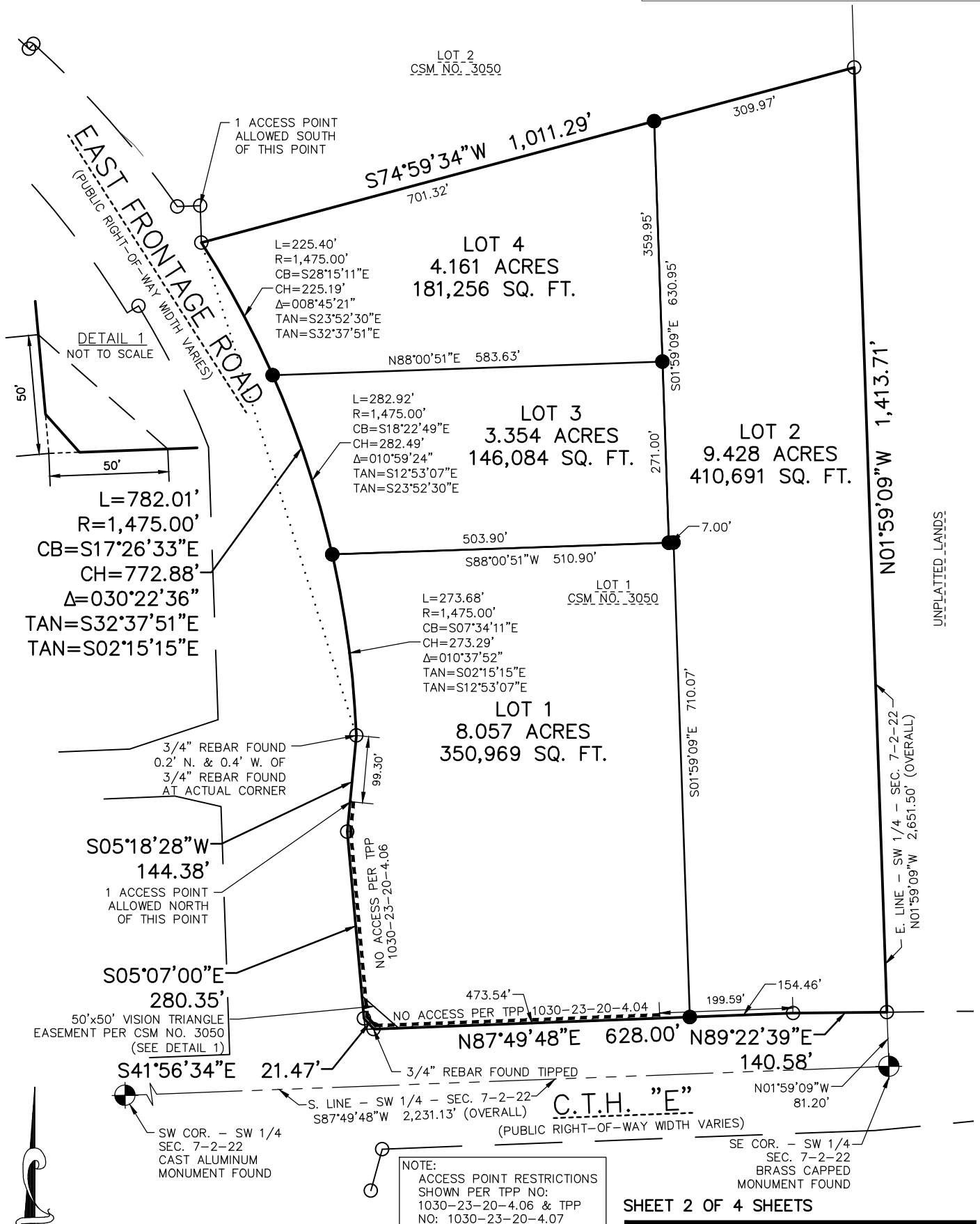
SHEET 1 OF 4 SHEETS

**EXCEL**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 Always a Better Plan

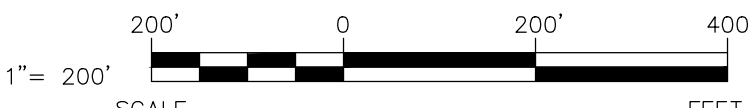
100 Camelot Drive  
 Fond Du Lac, WI 54935  
 Phone: (920) 926-9800  
 www.EXCELENGINEER.com  
**JOB NO. 2266000**

# CERTIFIED SURVEY MAP NO.

FOR  
**SOMERS GATEWAY CENTER LLC**  
 LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4  
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST, VILLAGE  
 OF SOMERS, KENOSHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



SHEET 2 OF 4 SHEETS

**EXCEL**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 Always a Better Plan

100 Camelot Drive  
 Fond Du Lac, WI 54935  
 Phone: (920) 926-9800  
 www.EXCELENGINEER.com  
**JOB NO. 2266000**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4  
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,  
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Somers Gateway Center LLC bounded and described as follows:

Lot 1 of Certified Survey Map No. 3050, recorded in the Kenosha County Register of Deeds Office as Document No. 1948190, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Somers in surveying, dividing and mapping the same.

\_\_\_\_\_  
Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 2266000

**VILLAGE BOARD APPROVAL**

Approved by the Village Board of the Village of Somers on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
George Stoner, Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brandi Baker, Village Clerk-Treasurer

\_\_\_\_\_  
Date

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4  
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,  
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Somers Gateway Center LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Somers Gateway Center LLC does further certify that this map is required to be submitted to the following for approval or objection:

- 1. Village of Somers

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Somers Gateway Center LLC

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ COUNTY )SS

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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

---

**WORK SESSION DATE:** June 18, 2024

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Wendy Burnette, Clerk-Treasurer

**AGENDA ITEM:** #5 Review and discuss 2024 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1<sup>st</sup> Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road

---

**BACKGROUND:**

Mobile Home Park Licenses expire on June 30<sup>th</sup> each year.

**COMMENTS:**

Building and Fire Inspections have been successfully completed for the following Mobile Home Park Licenses:

- Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1<sup>st</sup> Street
- Mid-City Mobile Homes, 1530 Sheridan Road
- Embassy Mobile Home Park, 1784 Sheridan Road
- Alford Mobile Home Park, 1870 Sheridan Road

Staff requests that the Renewals of Mobile Home Park Licenses be placed on our June 25<sup>th</sup> Village Board agenda for action.

**ATTACHMENTS:**

Building Inspectors Mobile Home Park Report

Fire Department Inspection Letter Mobile Home Park

Applications

**From:** [Scott Seymour](#)  
**To:** [Wendy Burnette](#)  
**Subject:** RE: Village Mobile Home Inspections  
**Date:** Monday, June 10, 2024 11:07:36 AM  
**Attachments:**

---

Wendy,

The following Mobile Home Parks in the Village of Somers have passed annual inspection:

Kenosha Estates – Alford Park 1870 Sheridan Rd  
Kenosha Estates – Embassy Park 1784 Sheridan Rd  
Mid-City - 1530 Sheridan Rd  
Oakdale Estates – 11515 1<sup>st</sup> St

Scott Seymour  
Building Inspector  
Village | Town of Somers  
7511 12th Street, P.O. Box 197  
Somers, WI 53171  
**262-859-2822**

*Unless the LORD builds the house, the builders labor in vain.*



**From:** [Adam Pisula](#)  
**To:** [Wendy Burnette](#)  
**Subject:** Mobile home parks Town and Village  
**Date:** Wednesday, May 22, 2024 3:11:00 PM

---

Wendy,

Fire inspections for all Mobile home parks in the town and village of Somers have been completed with no violations or problems. Reports for an individual occupancy can be made available upon request. Please let me know if you have any questions.

Thanks,

Lieutenant Adam L. Pisula  
Fire Inspector & Public Education  
Somers Fire & Rescue  
(262) 620-3285 Office  
(262) 930-4330 Cell  
[apisula@somers.org](mailto:apisula@somers.org)

**To update your property or building information please go to [Fire Department Contact Form - Village & Town of Somers, WI](#) and complete the online form.**



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2024 – June 30<sup>th</sup>, 2025

Park Name: Alford Mobile Home Park

Number of Lots: 41 Fee: 100.00 Pd

1. Name and address of applicant: Kenosha Estates MHP LLC  
PO BOX 249, 77 Engle St Englewood, NJ 07631
  
2. Location of Mobile Home Park by street reference: 1870 Sheridan Road, Kenosha, WI
  
3. Land Owner, (if leased, lease term and expiration date): Kenosha Estates MHP LLC
  
4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.  
**(Please attach plan)**
  
5. Number of Mobile Home sites or spaces being applied for under this permit: 41
  
6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: \_\_\_\_\_
  
7. Has applicant previously operated a Mobile Home Park?  Yes  No
  
8. Has applicant at any time been convicted in this State or elsewhere of any crime?  Yes  No
  - a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
10. Name of Park Operator: Maria Virga

11. Address of Park Operator: PO BOX 249, 77 Engle St, Englewood, NJ 07631

12. Telephone Number of Park Operator: 248-521-0521

13. E-Mail Address of Park Operator: MHP@ourhomesofamerica.com, Mvirga@ourhomesofamerica.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Somers Water & Sewer Dept

Signature: *Maria E Virga*

Date signed: 1-11-2024

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**PAID**  
MAR 25 2024  
VILLAGE OF SOMERS

**FOR OFFICE USE ONLY**

Date application received: 3-25-2024 Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_


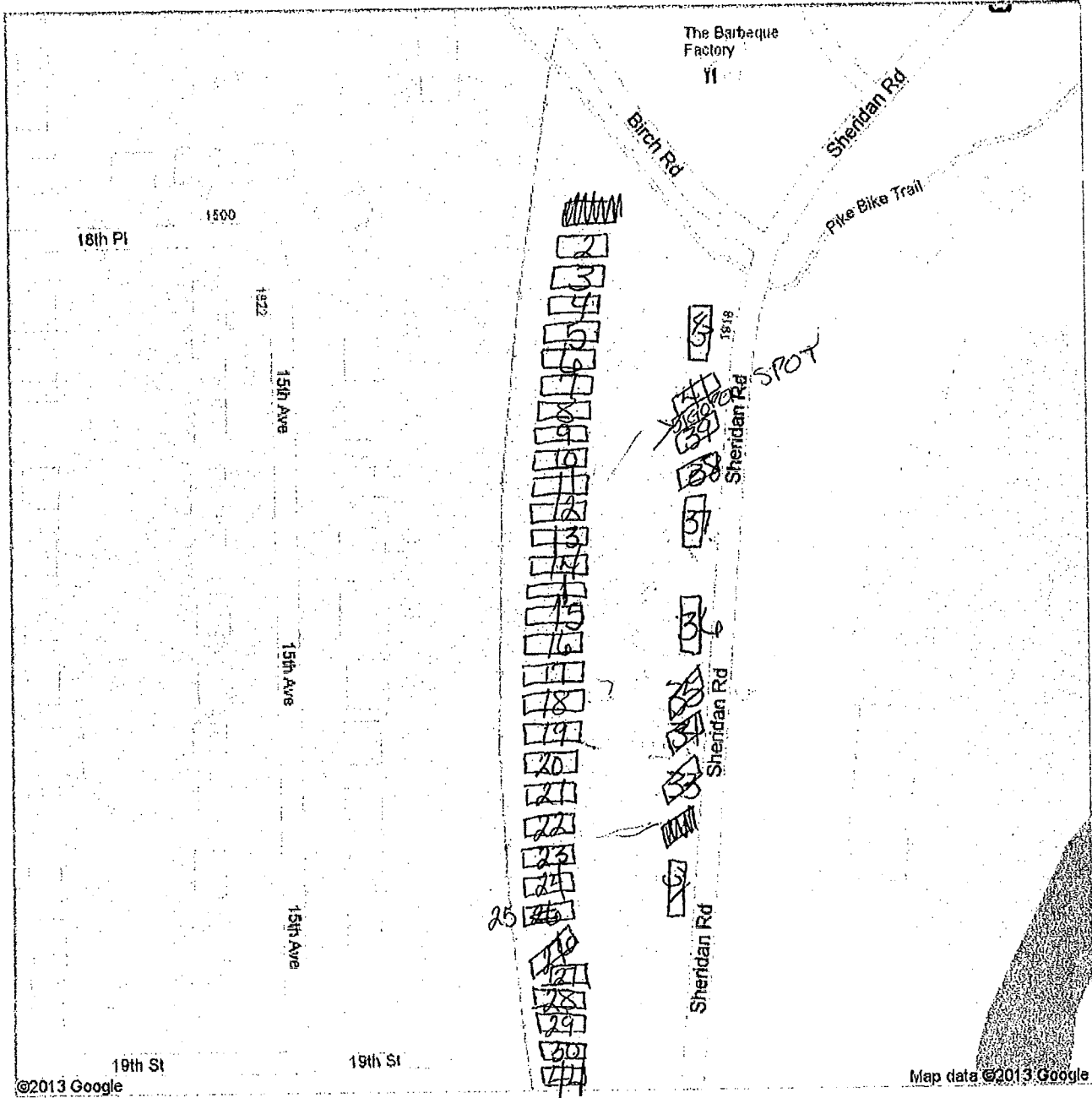
Plan Commission referral date: (if required): \_\_\_\_\_



Address 1870 Sheridan Rd  
Kenosha, WI 53140

Alford

Get Google Maps on your phone  
Text the word "GMAPS" to 466453



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License

July 1<sup>st</sup>, 201~~4~~ – June 30<sup>th</sup>, 202~~5~~

Park Name:

Number of Lots:  Fee:

1. Name and address of applicant: Kenosha Estates MHP LLC  
PO BOX 249, 77 Engle St Englewood, NJ 07631
  
2. Location of Mobile Home Park by street reference: 1784 Sheridan Road, Kenosha, WI
  
3. Land Owner, (if leased, lease term and expiration date): Kenosha Estates MHP LLC
  
4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.  
**(Please attach plan)**
  
5. Number of Mobile Home sites or spaces being applied for under this permit: 36
  
6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: \_\_\_\_\_
  
7. Has applicant previously operated a Mobile Home Park?  Yes  No
  
8. Has applicant at any time been convicted in this State or elsewhere of any crime?  Yes  No
  - a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
10. Name of Park Operator: Maria Virga

11. Address of Park Operator: PO BOX 249, 77 Engle St, Englewood, NJ 07631  
 \_\_\_\_\_  
 \_\_\_\_\_
12. Telephone Number of Park Operator: 248-521-0521  
 \_\_\_\_\_
13. E-Mail Address of Park Operator: MHP@ourhomesofamerica.com, Mvirga@ourhomesofamerica.com  
 \_\_\_\_\_
14. Brief description of water supply and sanitary facilities (municipal, private, etc.): Somers Water & Sewer Dept  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature: *Maria E. Virga*

Date signed: 1-11-2024

**Return application and fee to: Village/Town of Somers  
 Village/Town Clerk  
 P.O. Box 197  
 Somers, WI 53171**

**PAID**  
**MAR 25 2024**  
**VILLAGE OF SOMERS**

**FOR OFFICE USE ONLY**

Date application received: 3.25.2024      Date of Board action: \_\_\_\_\_

Inspection dates:      Building Inspector: \_\_\_\_\_      Date Issued: \_\_\_\_\_  
                                  Fire Inspector: \_\_\_\_\_

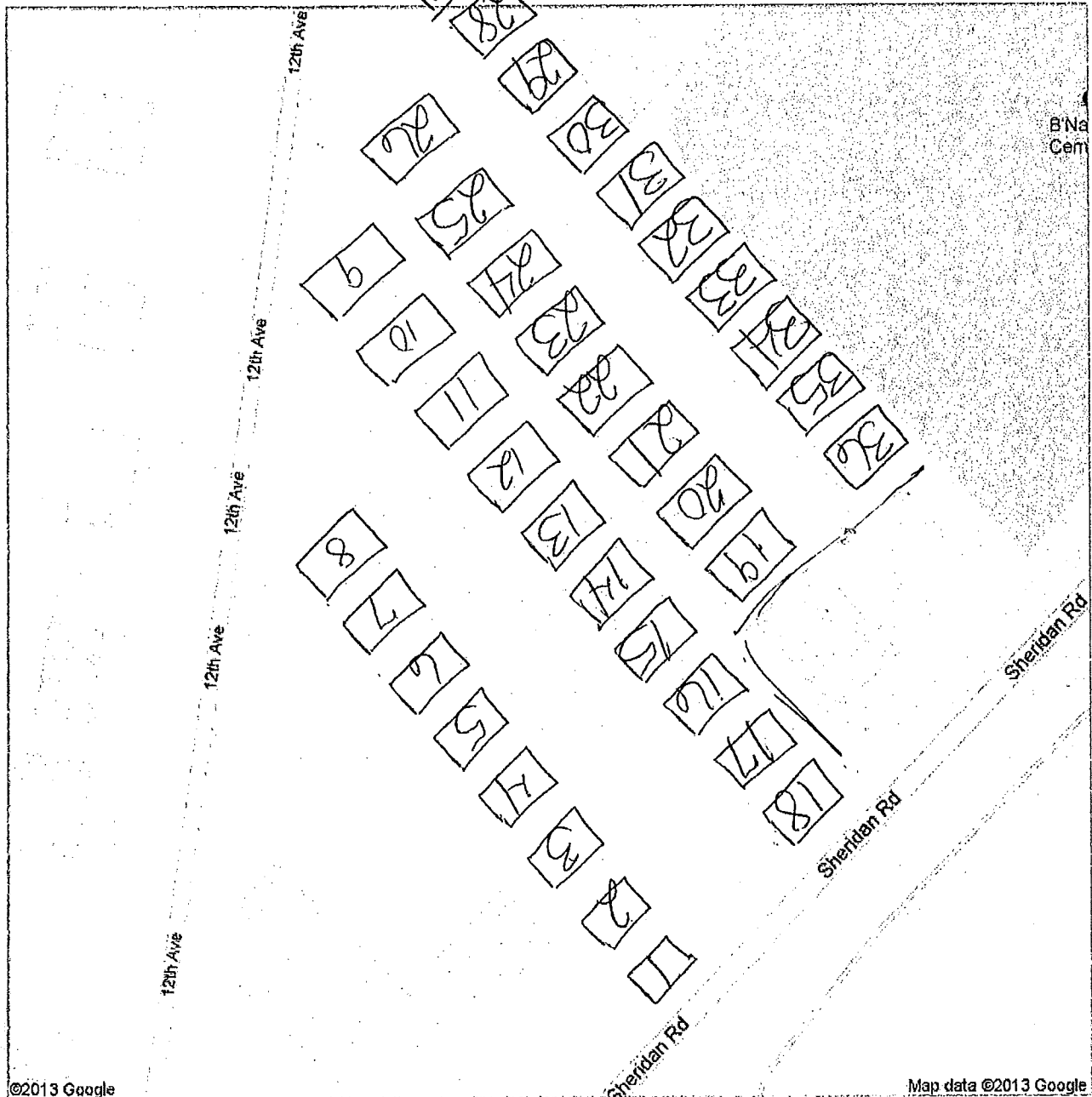
Plan Commission referral date: (if required): \_\_\_\_\_

Google

Address 1784 Sheridan Rd  
Kenosha, WI 53140

Embassy

1784 Sheridan Road  
Embassy Park



©2013 Google

Map data ©2013 Google



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2024 – June 30<sup>th</sup>, 2025

Park Name: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Fee: \_\_\_\_\_

1. Name and address of applicant: Mike Lalonde P.O. Box 396  
Greentown WI 53024
2. Location of Mobile Home Park by street reference: 1530 Sheridan Rd  
Kenosha, WI 53140
3. Land Owner, (if leased, lease term and expiration date): same
4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.  
(Please attach plan)
5. Number of Mobile Home sites or spaces being applied for under this permit: 10
6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: less than 1 acre
7. Has applicant previously operated a Mobile Home Park?  Yes  No
8. Has applicant at any time been convicted in this State or elsewhere of any crime?  Yes  No
  - a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_
9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation:
 

<u>Mid City Mobile Homes</u>	
<u>P.O. Box 396</u>	
<u>Greentown, WI 53024</u>	<u>Mike Lalonde</u>
10. Name of Park Operator: Mike Lalonde
11. Address of Park Operator: same

12. Telephone Number of Park Operator: 414-788-0151
13. E-Mail Address of Park Operator: Mdel@Sudcont.com
14. Brief description of water supply and sanitary facilities (municipal, private, etc.):  
Municipal

Signature: 

Date signed: 6-2-24

**Return application and fee to: Village/Town of Somers  
 Village/Town Clerk  
 P.O. Box 197  
 Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: \_\_\_\_\_ Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Fire Inspector: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2024 – June 30<sup>th</sup>, 2025

Park Name: Oakdale Estates, Inc

Number of Lots: 105

Fee: \$100.00 *pd*

1. Name and address of applicant: Oakdale Estates, Inc  
11515 1st Street, Sturtevant, WI 53177
2. Location of Mobile Home Park by street reference: 11515 1st Street, Sturtevant, WI 53177
3. Land Owner, (if leased, lease term and expiration date): Theresa Koser
4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.  
(Please attach plan)
5. Number of Mobile Home sites or spaces being applied for under this permit: 105
6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 50' x 120'
7. Has applicant previously operated a Mobile Home Park?  Yes  No
8. Has applicant at any time been convicted in this State or elsewhere of any crime?  Yes  No
  - a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser-President, Susan Schacht-Vice President, Michael Koser-Vice President,  
Theresa Koser-Treasurer  
11515 1st Street, Sturtevant, WI 53177
10. Name of Park Operator: Gary Koser
11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177

**PAID**

**JUN 05 2024**

**VILLAGE OF SOMERS**

12. Telephone Number of Park Operator: 262-859-3065

13. E-Mail Address of Park Operator: oakdale363@aol.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.):  
private well system & private septic system

Signature: *M. J. K...* V.P.

Date signed: 6-3-24

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: 6/5/24 Date of Board action: \_\_\_\_\_

Inspection dates: Building Inspector: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_



Village/Town of Somers  
 P.O. Box 197  
 7511-12th Street  
 Somers, WI 53171  
 Ph.: (262) 859-2822  
 Fax: (262) 859-2331  
 www.somers.org

# Village/Town of Somers Application for Mobile Home Park License July 1<sup>st</sup>, 2024 – June 30<sup>th</sup>, 2025

Park Name: Oakdale Estates, Inc

Number of Lots: 56

Fee: \$100.00 *pd*

1. Name and address of applicant: Oakdale Estates, Inc  
11515 1st Street, Sturtevant, WI 53177

2. Location of Mobile Home Park by street reference: 11515 1st Street, Sturtevant, WI 53177

3. Land Owner, (if leased, lease term and expiration date): Theresa Koser

4. Current Mobile Home Park plan to be submitted with the application showing the Park layout, numbered spaces, roadways, service facilities, etc., in accordance with Chapter 4 of Town of Somers Ordinances or Chapter 4 of the Village of Somers Ordinances, whichever applicable.

**(Please attach plan)**

5. Number of Mobile Home sites or spaces being applied for under this permit: 56

6. Minimum lot size, exclusive of roadways or park service areas for spaces being applied for: 50' x 120'

7. Has applicant previously operated a Mobile Home Park?  Yes  No

8. Has applicant at any time been convicted in this State or elsewhere of any crime?  Yes  No

a. If yes, nature of crime and jurisdiction where crime was committed: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. If applicant is a corporation, list State of Incorporation, names and addresses of Officers and Directors of Corporation: Gary Koser-President, Susan Schacht-Vice President, Michael Koser-Vice President,  
Theresa Koser-Treasurer  
11515 1st Street, Sturtevant, WI 53177

10. Name of Park Operator: Gary Koser

11. Address of Park Operator: 401 113th Ave, Sturtevant, WI 53177

**PAID**

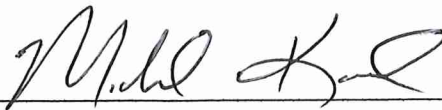
**JUN 05 2024**

**VILLAGE OF SOMERS**

12. Telephone Number of Park Operator: 262-859-3065

13. E-Mail Address of Park Operator: oakdale363@aol.com

14. Brief description of water supply and sanitary facilities (municipal, private, etc.):  
private well system & private septic system

Signature: 

Date signed: 6-3-24

**Return application and fee to: Village/Town of Somers  
Village/Town Clerk  
P.O. Box 197  
Somers, WI 53171**

**FOR OFFICE USE ONLY**

Date application received: 6/5/24

Date of Board action: 6/25/24

Inspection dates: Building Inspector: \_\_\_\_\_  
Fire Inspector: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Plan Commission referral date: (if required): \_\_\_\_\_



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

---

**WORK SESSION:** June 18<sup>th</sup>, 2024

**TO:** Village President Stoner and Board of Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #6 Discuss Possible Request for Proposal for Solid Waste and Recycling pick up services

---

**BACKGROUND:**

In 2019, the Village used the RFP process to solicit vendors for the Village and Town's solid waste and recycling pick up services. In September of 2019, the Village entered into a contract with Johns Disposal. This contract will end on December 31<sup>st</sup>, 2024. This contract can be extended by mutual agreement of the parties. Administration is seeking guidance from the Board as to whether to enter into a contract extension with Johns Disposal or whether they would like to go through the RPF process.

**COMMENTS:**

Another topic Administration would seek guidance on is regarding the Village paying for garage and recycling services for apartment buildings. This service has traditionally been carried by the Village/Town through the general levy. In most communities, this cost is borne by apartment building owners. The Village has started requiring (through development agreements) that new apartments building provide this service at the developers' cost.

Administration has reached out to the Wisconsin League of Municipalities counsel to make sure that should the Village decided to remove apartment buildings from its contracts for Garbage and Recycling services it would not cause a levy reduction. They have confirmed that "The negative adjustment statute does not require any adjustments for situations where a municipality would stop providing a service. The negative adjustment is for circumstances where a municipality is receiving new revenue for certain "covered" services that it used to pay for with levy revenue." In short this means, the Village can remove these units from our contract and require the apartment buildings to provide these services on their own.

As of the date of this memorandum, Staff is waiting for Johns Disposal to confirm unit totals and costs, but a conservative estimate is that requiring apartments to supply their own services would save the Village \$20,000 per month or \$240,000 per year.

ATTACHMENTS:

NONE

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

**Village Board Meeting  
Tentative Agenda  
Tuesday, June 25<sup>th</sup>, 2024  
5:30 p.m.**

<b>Village Board Meeting:</b>	
<b>Item #</b>	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on June 11 <sup>th</sup> , 2024, Vouchers dated June 13 <sup>th</sup> , 2024 & June 20 <sup>th</sup> , 2024, & ACH Payments, May 2024 Building Report
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	<p>Action on Plan Commission Recommendation (Somers Gateway, LLC)</p> <p style="padding-left: 40px;">a. 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), for 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. <i>(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)</i></p>
8	Action on 2024 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1 <sup>st</sup> Street; Mid City Mobile Homes, 1530 Sheridan Road, Alford Mobile Home Park, 1870 Sheridan Road, Embassy Mobile Home Park, 1784 Sheridan Road
9	Discussion and possible action on Resolution No. 2024-006 Approval of the 2023 Compliance Maintenance Annual Report (CMAR)

10	Action on Operator's Licenses:
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 25<sup>th</sup>, 2024 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 13<sup>th</sup> 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**