

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

**Town Board Meeting
Agenda
Tuesday, May 13, 2025
5:15 pm**

| Town Board Meeting: | |
|----------------------------|--|
| Item # | |
| 1 | Call to order |
| 2 | Pledge of Allegiance |
| 3 | Consent and Approval of Minutes of Town Board meetings on April 8, 2025 |
| 4 | Correspondence: Kenosha County Board of Adjustment Letter and rezoning if property at SE corner of 27 th Street and 47 th Avenue, Parcel # 07-222-23-450-002 |
| 5 | Citizens Comments |
| 6 | Chair & Supervisor Comments |
| 7 | Motion to approve proposed Resolution 2025-001, a Resolution to support the Village of Somers in its legislative efforts to be granted a unique ZIP Code. |
| 8 | Approval of Operator Licenses: none |
| 9 | Adjourn |

I hereby certify that as the designee of the chief elected official of the Town of Somers I posted this notice of the May 13, 2025 Town Board Meeting & Agenda in 3 public places.

Dated this 9th day of May, 2025.

Wendy Burnette, Clerk-Treasurer

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Town Board may 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.**

**Town of Somers
Proceedings from the Town Board Meeting April 8th, 2025**

Chairman Mark Molinaro called the meeting to order at 5:15 p.m.

Chairman Mark Molinaro led the Pledge of Allegiance.

Present: Chairman Molinaro, Supervisor James Armes. Absent: Supervisor Richard Lesko
Also present: Administrator Jason Peters, Clerk/Treasurer Wendy Burnette.

Consent and Approval of Minutes of Town Board meetings on March 11, 2025

Supervisor Armes moved to approve the Minutes of Town Board meetings on March 11, 2025.

Seconded by Chairman Molinaro

Motion carried 2-0 vote.

Correspondence:

None

Citizens Comments

None

Chairman and Supervisor Comments:

Chairman Molinaro asked if the Swartz property Northeast of 18th and 30th Avenue has been approved for rezoning and annexation.

Action on Operator's Licenses:

None

Adjourn

Supervisor Armes moved to adjourn at 5:18 p.m.

Seconded by Chairman Molinaro

Motion carried 2-0 vote.

Drafted this 8th day of April by Wendy Burnette, Clerk/Treasurer
These minutes are not official until approved by the Town Board.



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

MEMORANDUM

OFFICE OF PLANNING AND DEVELOPMENT

TO: Informational Mailer Recipient

FROM: Ben Fiebelkorn, Senior Land Use Planner
Planning and Development

DATE: March 5, 2025

RE: Zoning Board of Adjustment Agenda

Please find the agenda for the Zoning Board of Adjustment Committee meeting that is to be held on Thursday, March 20, 2025 at 6:00 p.m. in Room A at the Kenosha County Center, 19600 – 75th Street, Bristol, Wisconsin.

If you wish to comment on a petitioner's proposal, written comments will be received **PRIOR** to the public hearing or you may attend the public hearing to voice your comments.

Meeting agendas along with application and map exhibits can be viewed online at <http://www.kenoshacounty.org/AgendaCenter/Zoning-Board-of-Adjustments-18>.

Any interested party can also sign-up to have any future agenda notifications e-mailed to them immediately upon online publication via a listserv registration available at the county's "Notify Me" website found at <http://www.kenoshacounty.org/list.aspx>.

Enclosure(s)

AGENDA
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, March 20, 2025

Notice is hereby given that a public hearing will be held by the Kenosha County Board of Adjustments on Thursday, March 20, 2025 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 75th Street, Bristol, Wisconsin. The purpose of the hearing is to hear appeals regarding Chapter 12, Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance on the following appeals.

1. **STANLEY & BERNICE JEZIOR JT. TENANCY TRUST**, 7262 W Peterson Ave. #203, Chicago, IL 60631 (Owner), Joe Smith, 7150 18th Street, Kenosha, WI 53144 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist. on Tax Parcel #80-4-222-344-0320, Town of Somers.
2. **IRVING ONE LLC**, 1222 N. Grant Ave., Odessa TX 79761 (Owner), Vincent Abben, 15 Park Pl, Tiffin IA 52340 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to deploy a Cell on Light Truck (COLT) in the A-2 General Agricultural Dist. on Tax Parcel #60-4-119-304-0405, Town of Randall.
3. Citizens Comments
4. Approval of Minutes
5. BOA Members/Staff Comments
6. Adjournment

NOTICE TO PETITIONERS

The petitioners: Stanley & Bernice Jezior Jt. Tenancy Trust and Irving One LLC shall be present at the hearing on Thursday, March 20, 2025 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 – 75th Street, Bristol, Wisconsin. You should also meet with your Town Planning Commission and/or Town Board before the date of this hearing. Petitioners in the Town of Somers will meet with the Town Board of Appeals.

NOTICE TO TOWNS

The Town of Somers and Town of Randall are requested to be represented at the hearing on Thursday, March 20, 2025 at 6:00 p.m. at the Kenosha County Center, Conference Room A, 19600 – 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the Board.

1-23-25



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TEMPORARY USE APPLICATION

Owner: Stanley Terzon and Bernice Terzon Joint Tenancy Trust

Mailing Address: 7262 - W. Peterson

D203 Chicago, IL 60631

Phone Number(s): 847-650-5348

RECEIVED

JAN 23 2025

Kenosha County
Planning & Development

To the Kenosha County Board of Adjustment:

The Kenosha County Board of Adjustments is required to hear and grant temporary uses by the language set forth in section 12.36-5(a)5 of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The owner or assigned agent seeks approval of a temporary use permit.

Parcel Number: 80-4-222-344-0320 Zoning District: B-3

Property Address: ~~5940~~ 5940-60th St Shoreland: NO

Subdivision: _____ Lot(s): _____ Block: _____

Vacant gravel lot w/ wood lattice structures
REQUIRED BY ORDINANCE

Section: VII. B. 12.36-5(a)5 -

It shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments in compliance with 12.36-5(a)5 of this ordinance and also obtaining any applicable zoning permit or certificate of compliance from the Division of Planning & Development being in conformity with the provisions of this Ordinance, and local, State and Federal requirements.

To operate a seasonal fruit, vegetable and Christmas tree stand

(Note: petitioner must attach a separate site plan drawing showing the layout of the intended use (stand(s), trailer(s), tent(s), container(s), signage, building(s), etc...)

TEMPORARY USE APPLICATION

The Kenosha County Board of Adjustments is authorized to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure, and are compatible with the neighboring uses and the Department of Planning and Development has made a review and recommendation. The permit shall be temporary, revocable, subject to any conditions required by the Board of Adjustment and shall be issued for a period not to exceed twelve (12) months. Compliance with all other provisions of this Ordinance shall be required.

The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the Board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing. The Board will not act on your request unless you or your agent is present.

1. Current Use of Property:

2. Proposed temporary use of property:

3. Proposed duration of temporary use:

4. Proposed parking plan

TEMPORARY USE APPLICATION

5. Proposed security plan

6. Proposed sanitation plan:

7. What would be the effect on this property, the community or neighborhood and the public interest if the temporary use was granted? How can these impacts be mitigated?

These interests are listed as objectives in the purpose statement of an ordinance and may include drainage, visual impact, parking and fire safety and building code requirements.

The undersigned hereby attests that the above stated information is true and accurate and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the temporary use request made herein, during reasonable daylight hours.

Owner's Signature: Joe Smith / Joe's Trust

Agent: Joe Smith Signature: Joe Smith

Agents Address: 7150 - 18th St Somers, WI. 53144

Phone Number(s): 262-620-0400

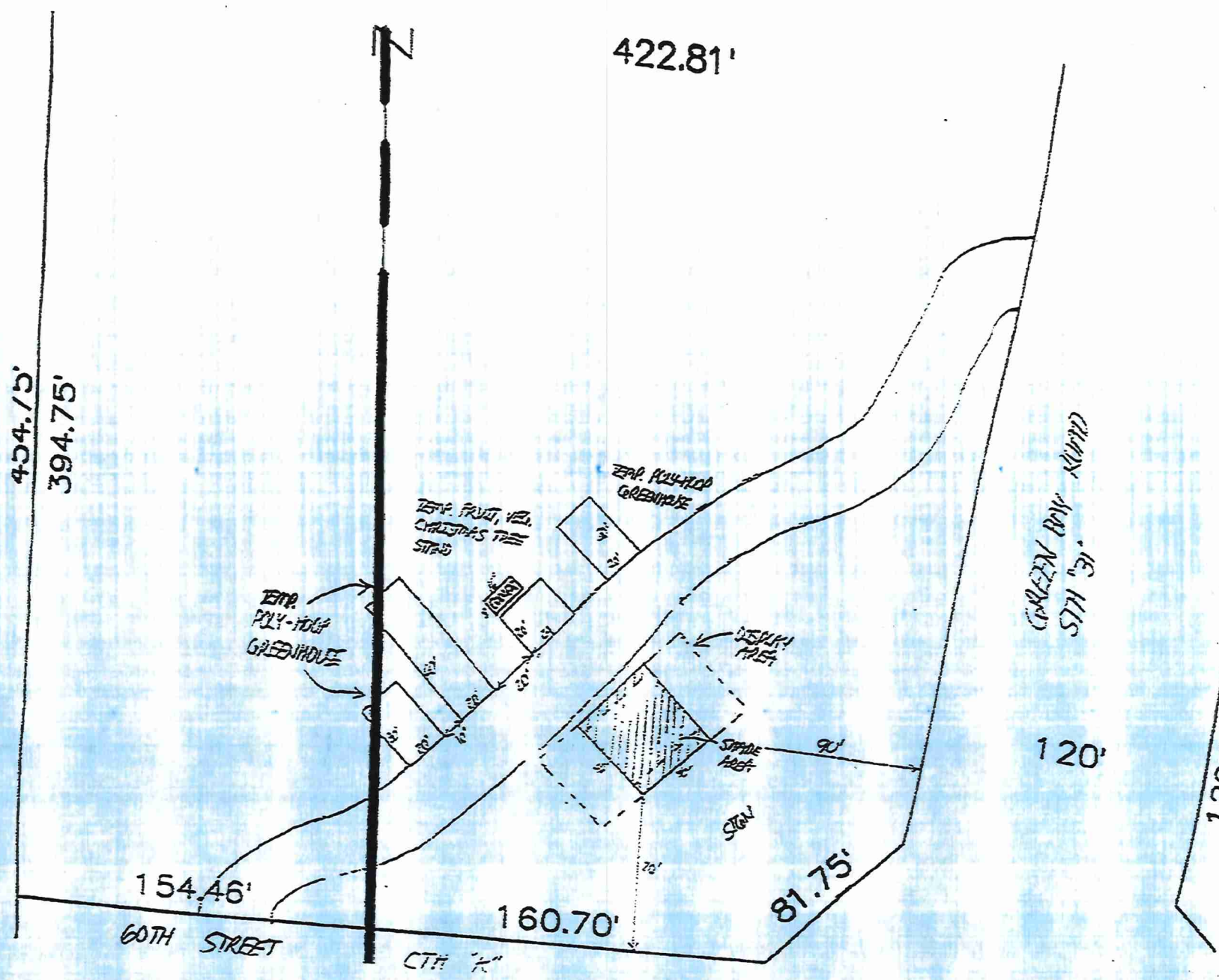
To whom it may concern:

Joe Smith has our permission to use the
North West corner of Greenbay and 60th Street
from:

January 1st thru December 31st, 2025.

Owner:

Catherine Jezior, November 29, 2024
SUCCESSOR TRUSTEE



434.15'
394.75'

422.81'

GREEN BAY BLVD
SIT 5'

TEMP. POLY-HOUSE
GREENHOUSE

TEMP. FRUIT, VEGET.
CHRISTMAS TREE
STAND

TEMP. POLY-HOUSE
GREENHOUSE

DECK
FRST

STAIR
FRST

STAIR

154.46'
60TH STREET

160.70'

81.75'

120'

120'

CTR. 7"

1" = 50'



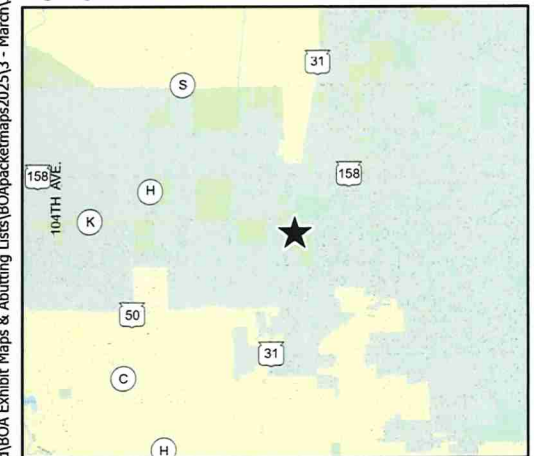
TEMPORARY USE SITE MAP

PETITIONER(S):
Stanley & Bernice Jezior Jt. Tenancy
Trust(Owner)
Joe Smith (Agent)

LOCATION: 5940 60th St.,
Town of Somers

TAX PARCEL(S): #80-4-222-344-0320

REQUEST:
Requesting a temporary use to use a 20' x 24' temporary (seasonal) fruit, vegetable, and Christmas tree stand with two 20' x 30' poly-hoop greenhouses, one 20' x 60' poly-hoop greenhouse, a 40' x 40' shade structure and signage in the B-3 Highway Business Dist..



Folder: Z:\BOA - Unincorporated\BOA Exhibit Maps & Abutting Lists\BOApacketmaps2025\3 - March\Jezior\October 2024





CITY DEVELOPMENT

April 11, 2025

Town of Somers
7511 12th Street
PO Box 197
Somers, WI 53171

Dear Town of Somers:

RE: Rezoning of Property at SE corner of 27th Street and 47th Avenue, Parcel #07-222-23-450-002

As a municipality located within one thousand (1,000') feet of a proposed rezoning on property at the SE corner of 27th Street and 47th Avenue, Parcel #07-222-23-450-002, you are being notified of a public hearing to be held as follows:

***City Plan Commission Meeting – Thursday, April 24, 2025 at 5:00pm
Municipal Building, 625 52nd Street, Kenosha, Room 202***

The rezoning petition would rezone the property from *A-2 Agricultural Land Holding District* to *RS-1 Single Family Residential District* and *C-2 Lowland Resource Conservancy*. This rezoning is to permit a new 21-lot single family home subdivision.

Final action on this request is scheduled as follows:

***Common Council Meeting – Monday, May 19, 2025, at 7:00pm
Municipal Building, 625 52nd Street, Kenosha, Room 200***

This notification is required under Wisconsin State Statute 62.23(7)(d).

If you have any questions, please contact me at 262.653.4037 or via email at rgasper@kenosha.org.

Sincerely,

Rachel Gasper
Planner

RG:llb
Enclosure
c: Michelle Nelson, City Clerk's Office

City of Kenosha

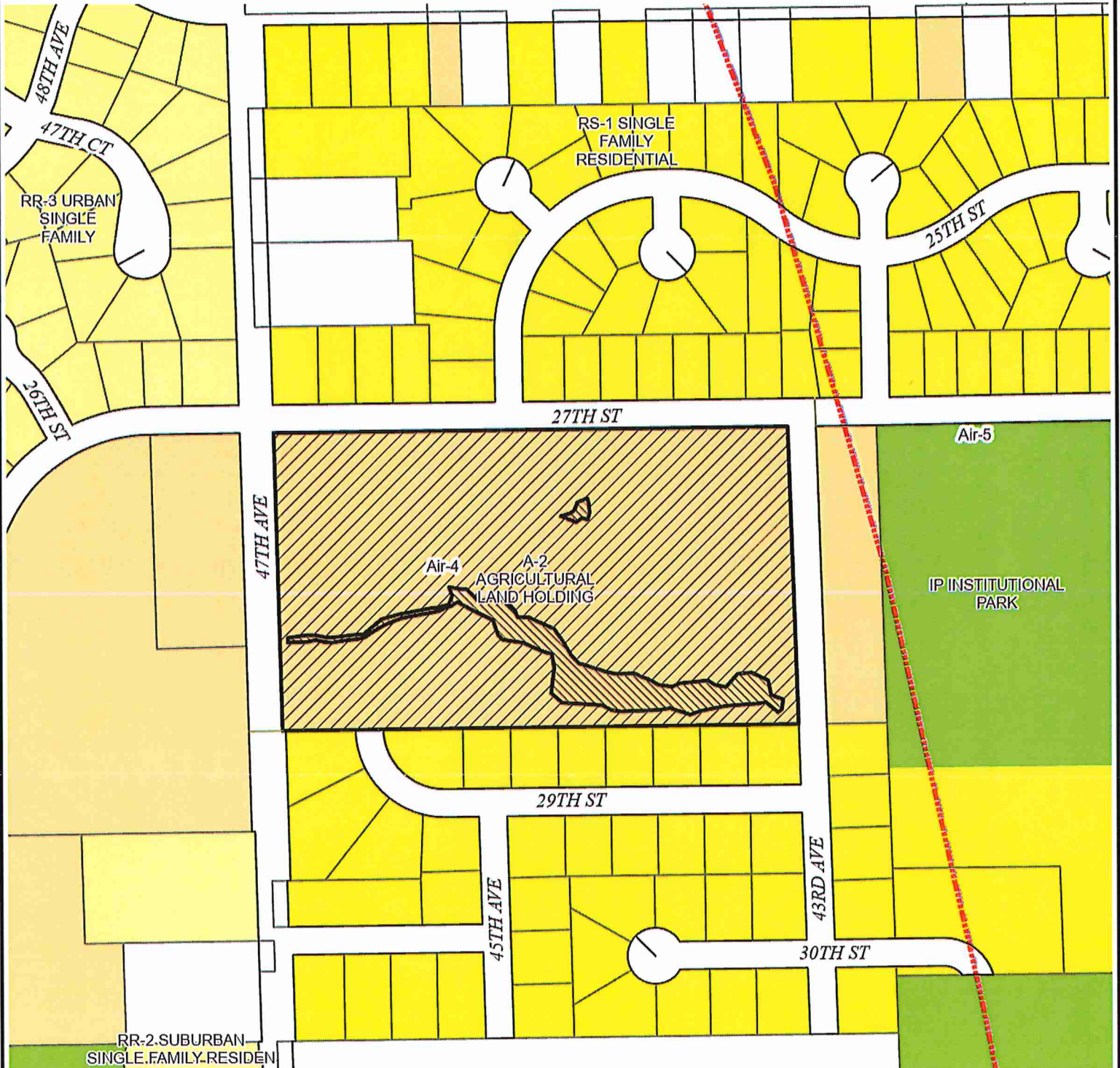
District Map Rezoning

Supplement No. Z06-25



Ordinance No. _____

City Plan Commission (City of Kenosha) petition

(Parcel ID: #07-222-23-450-002)



Property requested to be zoned from:

-  A-2 Agricultural Land Holding to RS-1 Single Family Residential
-  A-2 Agricultural Land Holding to C-2 Lowland Conservancy

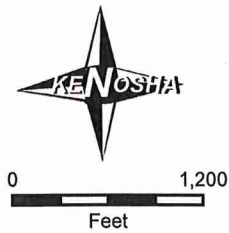
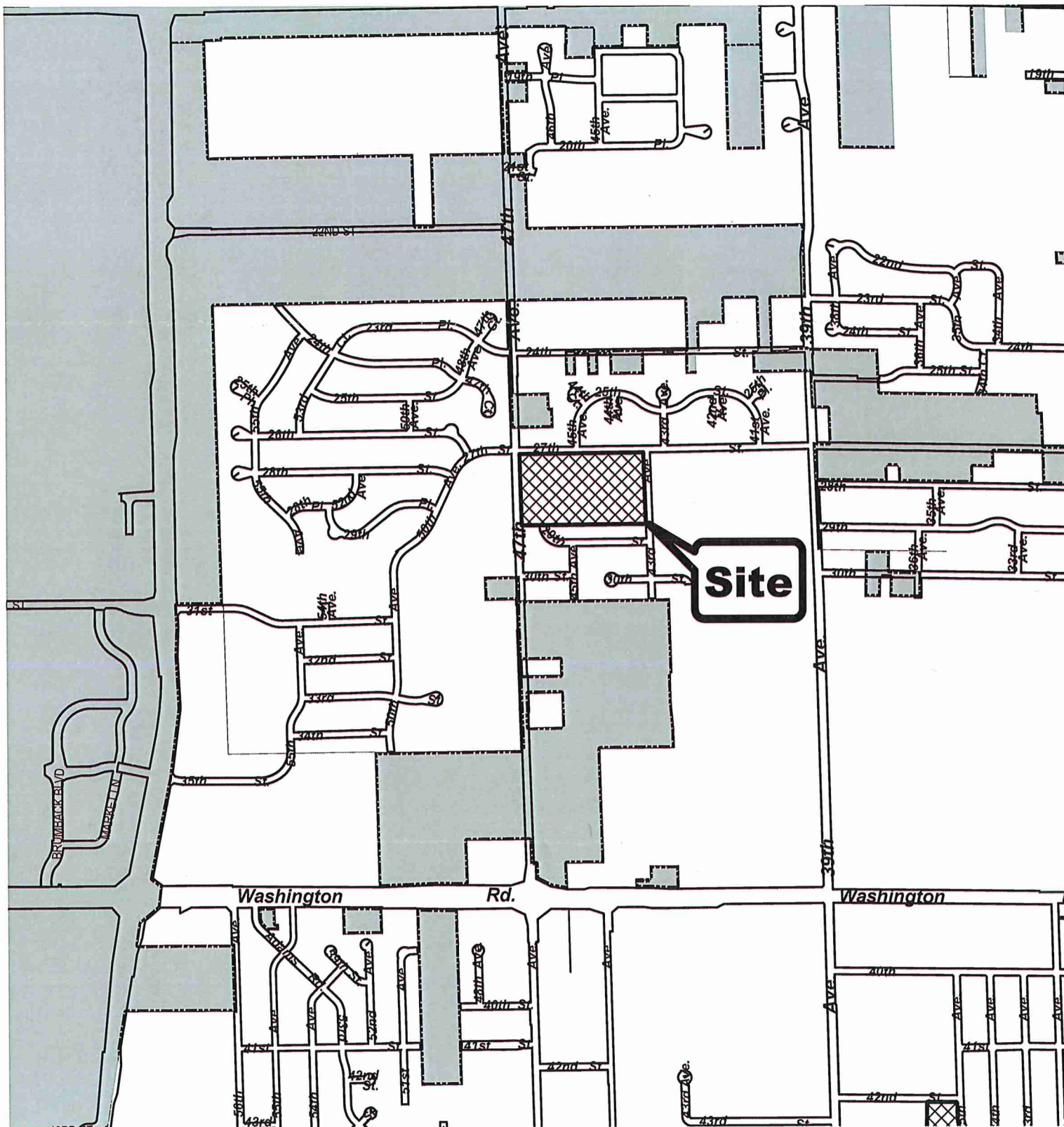


0 300



Feet

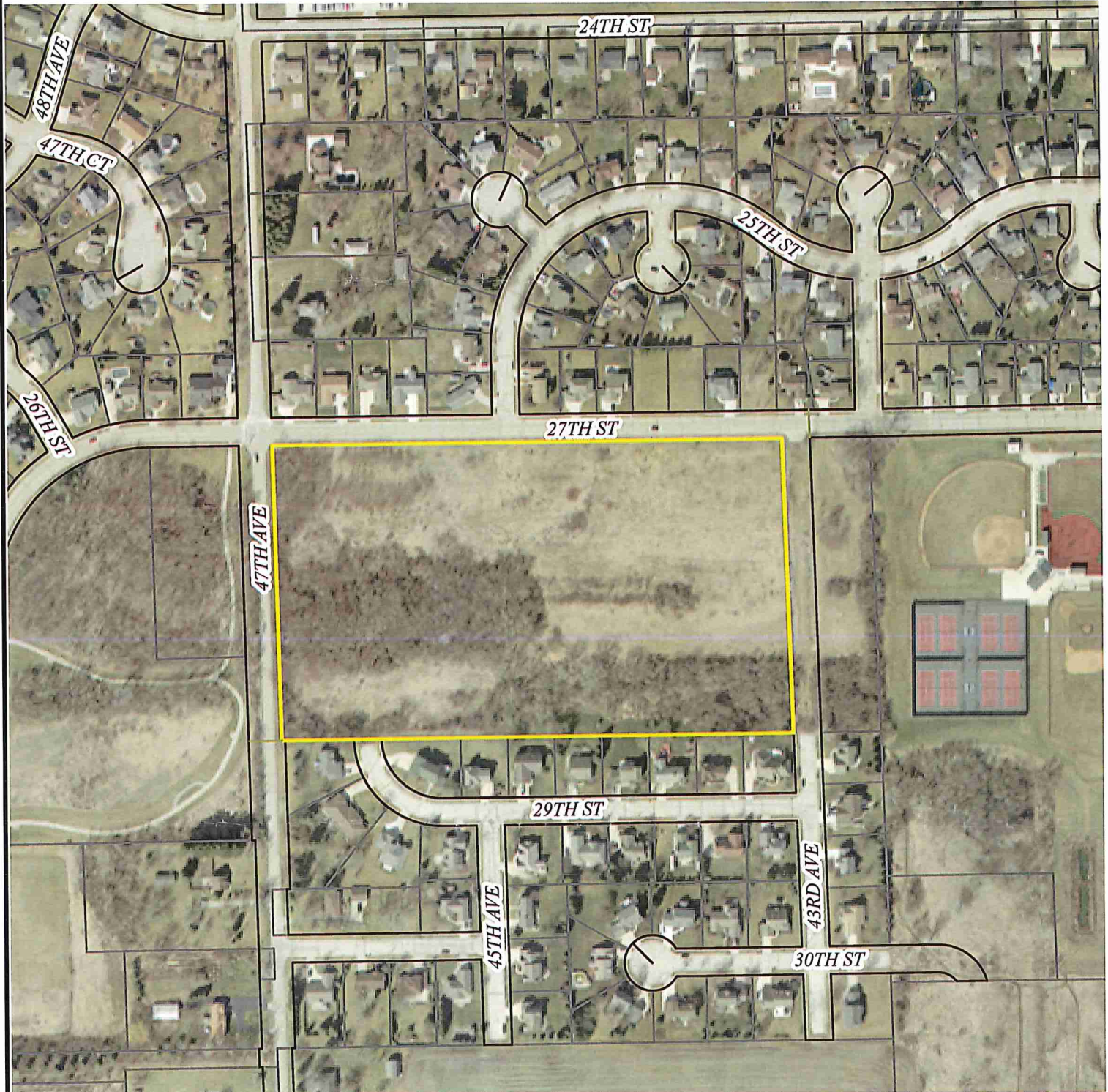
City of Kenosha
Vicinity Map
City Plan Commission (City of Kenosha) rezoning



City of Kenosha

Land Use Map

City Plan Commission (City of Kenosha) Rezoning



 Property petitioned to be rezoned





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

MEETING DATE: May 13, 2025

TO: Town Chair Molinaro and Town Supervisors

PREPARED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #7 Action on proposed Resolution 2025-001, a Resolution to support the Village of Somers in its legislative efforts to be granted a unique ZIP Code.

BACKGROUND:

Since 2022, the Village has been working on being granted a unique ZIP Code. As you are aware, the majority of our residents have a mailing address that does not match their municipal boundary. The only Somers residents that have a Somers mailing address are those that have a P.O. Box. This situation has led to confusion over how mail is delivered, how first responders are dispatched, and businesses identifying themselves as in the community that matches their mailing address.

The Village submitted a Zip Code Boundary Review application to the Postal Service, which was denied.

Since then, the Village has joined with communities throughout the country who have the same issues. Last year, the Village along with a few other communities hired a lobbyist and Trustee Ostby made a trip to Washington DC. This effort resulted in the Bill being introduced in the US House of Representatives and the Village of Somers mentioned on the floor. Unfortunately, the 118th Congress adjourned before voting on the Bill.

With added support in the legislature and additional communities joining our coalition, several new Bills have already been introduced in the 119th Congress.

PRIOR ACTION TAKEN:

This resolution has not been previously reviewed by the Town Board. Congressman Steil's staff reached out to Staff the day after our Work Session stating that any documents showing support needed to be from this year and submitted by May 19. Both the Village Board and the Kenosha County Board passed resolutions in support of the Village's effort in the past

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Should the Town be willing to support the Village in its efforts, a resolution would be a way to convey support to the US Congress. In the event that the Town Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to approve proposed Resolution 2025-001, A Resolution to support the Village of Somers in its legislative efforts to be granted a unique ZIP Code.”

ATTACHMENTS:

Proposed Resolution 2025-001

RESOLUTION NO. 2025-001

RESOLUTION TO SUPPORT THE VILLAGE OF SOMERS IN ITS LEGISLATIVE EFFORTS TO BE GRATED A UNIQUE ZIP CODE

WHEREAS, the Village of Somers (the Village), along with its residents and businesses, suffers from detrimental consequences connected to existing USPS ZIP Code Designations for the Village; and

Whereas, the consequences connected to the existing USPS ZIP Code Designations include but are not limited to: 1) direct financial impacts; 2) confusing over polling places; 3) misdirection of mail; 4) threats to public safety; and 5) loss of community identity; and

WHEREAS the Village wishes to seek a unique ZIP Code to correct these consequences due to being assigned ZIP Codes that do not match its municipal boundaries; and

WHEREAS, the current USPS ZIP Code Designation fails to recognize and support the reality of the Village’s growth, operations, and needs of the Village’s first responders, Village residents and businesses; and

WHEREAS, the Village President and Village Board of Trustees officially requested a USPS ZIP Code Boundary Review with the USPS Wisconsin District Manager and was denied.

NOW THEREFORE, be it resolved that the Village President and Village Board of Trustees of the Village of Somers, Wisconsin:

1. That the Town of Somers supports the Village Board and Staff to pursue all acts necessary to support any Bills introduced in both the US House of Representatives and the US Senate that would help give the Village of Somers its own ZIP Code.

Dated this 13th day of May, 2025.

TOWN OF SOMERS

By: _____
Mark Molinaro, Jr, Chairperson

By: _____
Wendy Burnette, Village Clerk/Treasurer