

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

**Special Joint Village Plan Commission and
Village Board Work Session
Amended Agenda
Tuesday, June 3, 2025
4:00 P.M.**

Special Village Board / Plan Commission Work Session:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Citizen Comments
4	Presentation by Berkshire Hathaway Epic Real Estate Agent Mark Bourque
5	Review and Discuss Village Standards for Multi-Family Developments
6	Review and Discuss Multi-Family Housing features
7	Review and Discuss usage of Plan Unit Development
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 3rd, 2025 Special Village Board / Plan Commission Work Session & Agenda in 1 public place & on the Village website.

Dated this 30th day of May, 2025

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 and/or Plan Commission 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
SPECIAL JOINT VILLAGE PLAN COMMISSION &
VILLAGE BOARD WORK SESSION
ITEM MEMORANDUM**

WORK SESSION: June 3, 2025

TO: Village President Stoner and Board of Trustees
Village Plan Commissioners

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Village Trustee Jackie Nelson

AGENDA ITEM: #4 Presentation by Berkshire Hathaway Epic Real Estate Agent
Mark Bourque

BACKGROUND:

The Maplecrest Golf Course property has been on the market for several years. Several developers have planned residential development on the property, but none have succeeded.

UPDATE:

Realtor Mark Bourque will speak to the Village Board of Trustees and Village Plan Commissioners about the challenges of the market and bringing a successful residential development to fruition.

ATTACHMENTS:

None



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ITEM MEMORANDUM**

WORK SESSION: June 3, 2025

TO: Village President Stoner and Board of Trustees
Village Plan Commissioners

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Village Trustee Jackie Nelson

AGENDA ITEM: #5 Review and Discuss Village Standards for Multi-Family
Developments

BACKGROUND:

Village Trustee Nelson has been working on desired standards for Multi-Family Development in the Village of Somers.

These were presented to both bodies in a prior meeting.

UPDATE:

Village Trustees and Plan Commissioners should discuss those standards and make sure both boards agree with them to provide consistency for developers and make the process more efficient.

COMMENTS:

Should both bodies agree with the standards, the Village Board should instruct Administration and Kenosha Planning and Zoning at a future Board Meeting as to how these will be communicated to developers and whether the Zoning Code should be updated.

ATTACHMENTS:

Recommended Plan Commission and Village Board Standards dated May 1, 2025

Trustee Nelson's notes

Introduction

The intent of this list is to streamline the approval process by addressing frequently discussed issues that impact:

1. Long-term economic prosperity of our neighborhoods.
2. Sustained desirability through quality materials, workmanship, curb appeal, and green space.
3. Stability by accommodating quality-seeking lifestyle renters that want and request modern amenities.

Review Process – Minimum

1. Plan Commission Meeting #1 – Concept
 - a. Kenosha County Planning & Development Report
 - i. Background
 - ii. Certified Survey Map and Comments, if required
 - iii. Comp Plan
 - iv. Conditional Uses
 - v. List of Requests that deviate from Zoning and Ordinances and/or PUD Request
 - vi. Overview
 - vii. Planner Comments
 - viii. Proposed Zoning
 - ix. Staff Recommendation
 - b. Site Plan
 - c. Drawings of structures, if new. If existing, drawings and details of changes.
 - d. TIF District Eligibility
 - e. Summary comments and conditions report from
 - i. Building Inspection
 - ii. Engineering
 - iii. Fire and Rescue
 - iv. Public Works and Utilities
 - v. Traffic, if appropriate
 - vi. Village Attorney
2. Plan Commission Meeting #2 – Follow Up Meeting
 - a. Review issues of meeting #1
 - b. List required changes.
 - c. Review of Exhibits

3. Village Board Work Session Meeting #1
 - a. Review issues.
 - b. List required changes.
4. Village Board Work Session Meeting #2
 - a. Review changes from Meeting #1
 - b. Determine if ready to place on the Agenda of Village Board for approval.

Amenities for Units

Below are the high-quality amenities offered in the most recent developments in Somers. We recommend similar quality-rich amenities to those listed below:

- 9-foot ceilings, recommended
- High efficiency heat – gas/electric. Suggest hot water/furnace location in garage closet for easy service.
- In-unit full size washer & dryer
- Large windows with natural light
- Wood-style flooring throughout kitchen and living areas.
- Smart wi-fi thermostats
- Large closets and storage space (holiday decorations, sports equipment, children’s toys, off-season items, luggage)
- Window coverings

Amenities of Clubhouse and Site (if provided by developer).

Larger developments include a clubhouse as a key site amenity. Clubhouses serve as a social hub of the neighborhood, improve social connection between tenants, and provide leisure space, both indoor and outdoor. Below are the high-quality Clubhouse amenities provided in the most recent developments in Somers. We recommend similar amenities to those listed below:

- Amazon and/or package delivery hub
- Co-working office or study “quiet” space
- Entertainment, social lounge, game tables
- Firepits/outdoor, gas
- Fitness area
- Grilling stations
- High-speed internet
- Outdoor benches and eating tables.
- Outdoor or indoor sport courts not included in the clubhouse.
- Paved walkways and benches/seating with shade trees in public areas

- Pergola or pavilions, covered with electricity and seating for group activity.
- Playground area
- Pool
- Sundeck
- Paved walking/bike pathways.

Architectural Control

- Submit physical samples of exterior color schemes of siding, trim, roof, brick, or stone.
- Specifications of all materials must be indicated on plans.
- Facades require a portion of stone and/or brick.
- Cementitious siding required on all rentals. No vinyl or aluminum permitted.
- Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors encouraged.
- Building architecture should be articulated to reduce the appearance of mass.
- Any façade that can be seen by the public or neighbors should be designed to be attractive, regardless of which way it is faced.

Builders/Contractors

- Identify the builders and contact information for all phases.

Building Size

- Buildings should provide residents with maximum light, a sense of personal space, abundant windows on exterior walls, and privacy. It also breaks up parking and street views, allows for private entrances, and garages, which may reallocate green space more evenly between phases of development.
- Private entry doors and minimum of one car attached garage preferred.
- A mixture of building sizes may be acceptable. It is preferred that 8-unit buildings are maximum.

Dead-End Streets

- Dead-end streets with turn-around space must accommodate Somers Fire & Rescue specifications.
- Turn around space cannot include aprons in front of garages, residents or visitors assigned parking, or private driveways.
- Require dead-end signage.

Direct Access Attached Garages

- Minimum one car for one unit. Garage depth to accommodate a large family van such as a Honda Odyssey or Toyota Sienna.
- Garage pad length minimum of 24' required to accommodate pickup trucks and full-size vans.
- Must accommodate interior storage of garbage and recycling containers if site dumpsters are not used.
- Storage of items within a garage that precludes the use of vehicle parking is prohibited.

Fire & Rescue Concerns

- Regarding underground parking, it is preferred that electrical vehicle charging be located nearest to the garage door as possible.
- Minimum of 10' door for underground garage recommended to accommodate tow truck.
- Standpipes for fire hose must be compliant with NFPA specifications.
- Compliance required of turning radius for tower ladder truck.
- Review plan for street trees and how close they are to the intersection. Tree overhang must be high enough for fire and snowplow trucks to drive under them.
- Bucket or tower ladder truck overhangs curbs on turns. Trees should be kept 25 feet from a corner or significant turn.
- Street parking space narrows, especially in the winter with snow build up at curb. Fire Department requests no street parking or parking on one side of the street only. Allow a minimum of three car lengths from the intersection to navigate turns with fire apparatus.
- Utilize medians selectively. They can narrow the pathway for large vehicles and limit direct access to driveways and other emergency vehicles.
- Somers Fire & Rescue shall review water main connections points and hydrant locations.

Floor Plans

- This information is requested as a “for information only” to better understand living conditions within the units. Include as an Exhibit floor plans indicating square footage of each unit and each room within unit, placement of furniture, windows, appliances, hallways, and stairs for efficiency, 1 BR, 2 BR, and 3 BR's.

Garbage and Recycling Collection

- Document how developer calculates how many are needed. Accessibility locations.
- Development is required to privately contract services for garbage and recycling with a waste management company.
- If common waste areas vs. individual containers are offered:
 - Areas shall be screened from view from public rights-of-way or adjacent properties.
 - Screening shall consist of a solid metal fence enclosure constructed of masonry/stone and shall be a minimum of 6 feet and maximum of 8 feet tall.
 - Shrubs and other landscaping plantings shall be planted along such screens to help soften the appearance.
 - Waste receptacles shall be enclosed on the fourth side with a metal gate to contain trash or other debris.
 - The gate must be constructed of metal.
 - The gate side of the receptacle shall be oriented toward the interior of the site.
 - The gate is required to be always closed except for serving by the waste management contractor and site users.
 - All waste must be contained in the receptacle. Waste outside of the receptacle for any reason is prohibited and considered a health hazard.

Hydrants

- All hydrants are Village owned and maintained.

Inspection for Quality Materials and Workmanship

- Building Inspector will be authorized to inspect and confirm specified interior and exterior materials, quality workmanship, and that manufacturer installation requirements have been met for warranties to be valid. All issues reported to developer/builder must be addressed for occupancy permit to be issued.

Landscaping Bordering Street and Highways

- Berms and plantings in a combination of salt-resistant evergreens, deciduous trees, shrubs, ornamental grasses, and perennials for privacy and sound control are encouraged.
- Berms shall be curvilinear and undulating.
- Berms shall separate incompatible land uses (residential next to commercial) and eliminate the adverse impact of noise, dust, vehicle headlights, light intrusion and other activities that will likely cause resident structures to be less desirable and a cause of complaints.

Lease

- Include sample in Exhibit to confirm terms and conditions.

Management- Accessory Building

- An accessory building is required if development offers on-site management and maintenance equipment. Detail the location on site plan, building specifications, and use, i.e. storage of repair tools, inventory of maintenance items for units, exterior, landscaping, etc.

Management- Maintenance Equipment, Inventory, and Vehicles

- All must be stored indoors in an accessory building.

Management- Contact Information

- Village Administration and Fire & Rescue Department requires current contact information to be on file for the purposes of public safety and emergency circumstances.

Parking for Tenants, and Guests

- Include details in Exhibit.
- Parking locations should be as convenient as possible to the entrance of each unit.
- Parking on interior non-Village streets, particularly the distance to an intersection, must meet specifications of Somers Fire & Rescue.
- Parking lots shall be screened for the purpose of minimizing views of parked cars from public right-of-way, adjoining property, and nearby buildings.
- The end of every parking aisle shall have a landscaped island.
- Smaller parking “clusters” are recommended to avoid a “shopping center” parking lot scene.

Patios and Balconies

- Verify with Somers Fire & Rescue distance requirement from structure regarding grills.
- Each unit is required to include a private open outdoor space of a ground level patio or upper-level balcony.
- Balconies and patios shall be large enough to accommodate a comfortable space for seating and a table.
- Covered ground and upper-level patios are desired to provide a high quality of living with summer shade, outdoor privacy, outdoor seating and dining and a natural landscape view from the unit.

Pets, Off-Leash Area

- If development allows pets, a fenced and secured off-leash pet area is required.
- Large enough to keep the area well-controlled.
- Good drainage, preventing muddy conditions.
- Access for people with mobility issues.
- 5'-6' sturdy fencing with gate.
- Benches.
- Display rules.
- Waste station and trash receptacles.
- Lighting.
- Accessible paved path from parking area.

Security System

- Village Administration shall review security surveillance camera systems that may include public areas such as general common outdoor areas, building entrances, parking lots, parking garages, pools, courtyards, and hallways.

Signage

- Incorporating "Somers, Wisconsin" on the development entrance is requested and very much appreciated.
- Interior navigation signs are required to navigate visitors, law enforcement, and emergency vehicles.
- Visible signage/address markers are required on all buildings for public safety identification and location.

Site Layout and Issues

- Non-uniform, unvaried building placement and grid "look alike" street patterns should be avoided.
- A curvilinear design feature is encouraged, in all or part of the overall site layout to break up the site line of concrete and buildings.
- Obvious service corridors, or alleys are prohibited.
- Parking areas should be separated by a landscaping island, median, or landscaping walkway.
- A generous buffer between buildings is encouraged as it screens views of neighbors, creates shaded outdoor space, and provides pleasant interior site walkways.
- A generous buffer is recommended between buildings and any highway or street.

Snow Storage

- Detail designated areas on site plan.

Sound Attenuation

- All buildings shall be constructed so that there is a soundproofing barrier between walls, ceilings, and floors of each unit with a minimum STC rating of no less than STC 60. All wastewater and storm water piping, within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a minimum STC 60 rating, and/or the piping must be independently wrapped with an insulation that provides a minimum STC 60 rating. This must be noted on plans. Somers Building Inspection will obtain certification for compliance.

Streets – Village

- Curb and gutter vs. ditch

Streets – Internal Private

- Detail and identify on site plan.
- Design requires approval from Somers Fire & Rescue.

Storage- Tenant

- It is recommended that additional secured storage spaces be available for common family storage needs: holiday decorating, sports equipment, luggage, off-season clothing, excess household items so tenants use the garage for its intended purpose.

Unit Entrances

- Private entrances are preferred and common in the Village of Somers. Entrances should be visibly emphasized, architecturally embellished, and accessible from a street and sidewalk.
- Interior hallway construction is strongly discouraged.
- Entrances that cannot face a public street and sidewalk should face an internal pedestrian path that directly connects a street, sidewalk, or courtyard.
- Private entrances should be accompanied by a covered porch, stoop, veranda, or other feature that highlights the entry point, offer rain protection, and encourages leisure seating for outdoor enjoyment.

Unit Sizes

- Unit or dwelling sizes in all residential zoning districts that fall below our current ordinance are prohibited.

Utility Placement

- Village Administration shall review utility box placement location, preferably in the rear lot easement and not the street front.

To: President Stoner and all Village Board Trustees
All Village Plan Commissioners
Andy Buehler and Luke Godshall, Kenosha County Zoning

From: Jackie Nelson, Village Trustee

Re: Village Joint Work Session Regarding Development

Date May 29, 2025

Subject: Invitation to Joint Work Session – Village Plan Commission & Village Board of Trustees

You are invited to a **Joint Work Session between the Village Plan Commission and the Village Board of Trustees on June 3rd at 4 p.m.**

This session will focus on recurring topics that come before both bodies. Your insights will help Administration and the Development Group determine whether proposed projects align with planning standards, meet community needs, and balance the goals of thoughtful growth with the preservation of our village's character and natural resources.

Agenda Topics:

1. Multi-Family Standards

- Please review the **attached document** from our previous joint meeting.
- Kenosha County Zoning recommends formalizing standards that are frequently imposed on developers by incorporating them into permanent zoning or ordinance language.
- Come prepared with your own list of recommendations for discussion.

2. Multi-Family Housing Features

- Some proposals have featured large apartment buildings with interior hallway access to each unit.
- Additional design concerns include:
 - Lack of attached garages
 - Absence of private entrances
 - Grid-style street layouts instead of curvilinear designs
 - Minimal or no balconies/patios
- Discussion questions:
 - What is the maximum number of units per building we are willing to consider?
 - Discussion question: Should the village require the design bullet points above?

3. Residential Planned Unit Developments (PUDs)

- Recent proposals have included numerous exceptions to existing zoning and ordinance requirements, raising concerns among some Village leaders.
- Discussion question: Should the Village require that development proposals comply fully with current zoning regulations, without exceptions?



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WORK SESSION: June 3, 2025

TO: Village President Stoner and Board of Trustees
Village Plan Commissioners

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Village Trustee Jackie Nelson

AGENDA ITEM: #6 Review and Discuss Multi-Family Housing features

BACKGROUND:

Village Trustee Nelson has been working on desired standards for Multi-Family Development in the Village of Somers.

When Developers come to the Somers Village Board for approval, the Village often requests desired features from the buildings in an effort to meet community needs, thoughtful growth that preserves the Village's character and natural resources and provides quality housing in the Village that will be there for a long time.

UPDATE:

Village Trustees and Plan Commissioners should discuss those features and find a balance between those features and their financial feasibility so the Village keeps growing sustainably.

COMMENTS:

Should both bodies agree with the features, the Village Board should instruct Administration and Kenosha Planning and Zoning at a future Board Meeting as to how these will be communicated to developers and whether the Zoning Code should be updated.

ATTACHMENTS:

Trustee Nelson's notes



www.somers.org

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

**VILLAGE OF SOMERS
SPECIAL JOINT VILLAGE PLAN COMMISSION &
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ITEM MEMORANDUM**

WORK SESSION: June 3, 2025

TO: Village President Stoner and Board of Trustees
Village Plan Commissioners

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Village Trustee Jackie Nelson

AGENDA ITEM: #7 Review and Discuss usage of Plan Unit Development

BACKGROUND:

Recent development in the Village have been approved with Planned Unit of Development at the request of developers. When approved by the Village Board, they allow deviation from the Zoning Code.

UPDATE:

Trustees Nelson and other leaders have raised concerns about these and whether they are a necessary tool and whether the current Zoning Code should be updated as to allow development without the need of PUDs.

COMMENTS:

At a future Board Work Meeting, Village Board should instruct Administration and Kenosha Planning and Zoning as to the necessary steps they want implemented

ATTACHMENTS:

Trustee Nelson's notes