

**Village of Somers  
7511 12<sup>th</sup> Street  
Somers, WI 53171**

**Village Plan Commission Meeting  
Agenda  
Monday, June 9, 2025  
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of May 12, 2025 Meeting
4. Correspondence
5. Citizen Comments
6. **Plan Commission Conceptual Approval: Discussion and Action on Request by:** SFW Land LLC & Fettner Hergott Investment Group LLC, Po Box 1481, Northbrook IL 60062 (Owners); Kevin Yeska, JSD, 507 W. Verona Ave., Suite 500, Verona, WI 53593 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.
7. Action on
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 9, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 2nd day of June, 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 Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.



Village of Somers  
Proceeding from the Village Plan  
Commission Meeting  
May 12, 2025

## 1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**

Absent:

- Commissioner Gregg **Thompson**
- Alternate Pat Juliana
- Commissioner Jerry **Romanowski**

Staff present in person: Assistant Administrator Kevin Poirier, Deputy Clerk Treasure Eugenia Lara, Chief Ben Anderson  
Village Trustees: Ben Harbach, Jackie Nelson, Joe Smith  
Kenosha County Planners: Andy Buehler  
Others: Gregg Sinnen, Luke Zoning, Brett Engineer

## 2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

## 3. Approve Minutes of March 10, 2025 Meeting

Commissioner Donald Boxx moved to approve to the minutes.  
Seconded by Commissioner Troy Steege.  
Motion carried. 5-0 vote.

## 4. Correspondence

None

5. **Citizen Comments**

None

6. **Discussion and Action on Changing the mode of delivery documents to Plan Commissioners to e-delivery only and recommending that the Village Board update Ordinances accordingly.**

Admin Assistant Poirier requesting the change of delivery of documents to Plan Commissioners. It takes a significant amount of time from staff.

Commissioner Donald Boxx asked what the Trustees are doing.

Admin Assistant Poirier stated that the Trustees do online.

Commissioner Troy Steege is okay with online documents to be sent through email.

Commissioner Michael Deluca is not in favor of having to print out documents.

Chairman George Stoner mentioned that if someone would like a copy of packet to contact Kevin and he will make sure to get the information out to who would like a hard copy.

7. **FEMA Maps**

**Public Hearing and Action on** proposed Village Resolution regarding FEMA's recent Letter of Map Revision and proposed Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of Code of Ordinance of the Village of Somers Relating to the Official Map and Revisions.

Commissioner Donald Boxx motion to accept FEMA letter of Map Revision.  
Seconded by Commissioner Troy Steege  
Motion carried 5-0 vote.

Chairman George Stoner mentioned FEMA went through entire area and revised flood plain. If anyone would like to see this Admin Assistant Kevin could give you a copy.

8. **Rezoning**

**Public Hearing and Action on Request by** Berwick Properties Inc, 4011 80<sup>th</sup> St, Kenosha, WI 53142(Owner), Daniel Szczap, Bear Development, LLC, 4011 80<sup>th</sup> St., Kenosha, WI 53142 (Agent); requesting approval of a **rezoning** from R-9 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-5 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the

property fronts Highway E (12<sup>th</sup> Street) and wraps south along the creek behind the Pike Creek Lift Station).

Commissioner Donald Boxx moved to motion for rezoning.  
Seconded by Commissioner Troy Steege  
Motion carried. 5-0 vote.

S.R. Mills Bear Development, not much of a change, other than importing some dirt converted into single family homes. Had some two-family homes but had some purchase ground water issues and ducts can only do slab on grade. Mitigated that as best as we can. I still have some engineering work from Prelim to final. Assuming we can get to the prelim Plat. I appreciate the staff efforts to move forward thank you.

#### 9. **Preliminary Plat (land division)**

**Public Hearing and Action on Request by Berwick Properties Inc, 4011 80<sup>th</sup> St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC. 4011 80<sup>th</sup> St., Kenosha, WI 53142 (Agent); requesting approval of a **preliminary plat** (dated March 20, 2025, and prepared by John P. Konopacki of Pinnacle Engineering Group), on Tax Parcel #'s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. (For information use only the property fronts Highway E (12<sup>th</sup> Street) and wraps south along the creek behind the Pike Creek Lift Station).**

Commissioner Donald Boxx motion to approve the Preliminary Plat and Rezoning.  
Seconded by Commissioner Michael DeLuca  
Motion carried. 5-0 vote.

S.R. Mills gave handouts on what homes could look like, not exactly. Homes that have been constructed in the last 24-36 months in Paddock Lake, Union Grove and Pleasant Prairie. Lot house packages prices jump 13,500 sq ft and 83ft wide to 3 car garages. It's a step up from Paddock Lake and Salem ranging from 525,000-700,000. We can do any house plan. This has been a long time since Somers single family with basements.

Commissioner Donald Box had a question regarding the exterior finishes.

S. R. Mills 15% stone/brick in front and high-grade vinyl and many people like the variety of vinyl packages. Pictures that you have in front of you will be similar to the homes that will be built.

Commissioner Donald Boxx questioned the elevation change, what looks like a mountain of fill that was brought in and what will be the increase.

S.R. Mills dirt fill would be spread out and not be so dramatic as it is currently, and the elevation would be 3-4ft on average. We had a water table issue on a 1/3 of this site about 6ft, and by pushing back a little. We can pull it out of the water table so we can do full basements.

Chairman George Stoner there were water issues in that area because Hawthorne put apartments there, they were unable to do basements because of that.

Daniel Szczap of Willow Creek the water issues or soil issues NE is on SW.

Commissioner Donald Boxx, it's refreshing not to have to consider PUD in subdivision finally.

Commissioner Troy Steege as far as zoning everything complies. It is a great package excited for the single-family homes.

Commissioner Michael DeLuca everything is good, and we need Single family homes.

Chairman Stoner mentioned the only concerns that he has is all utilities will be on back of homes not in the front. That is what is asked of all homes with a 10ft walking path of gravel along sewer. The Vision of the Village Hwy E from 31<sup>st</sup> St by Walmart and some point in time that is where sewer goes. Requirement of all subdivisions. People can stay off Green Bay Road and other road that connects. It only makes sense and if we can work that it would be great.

S.R Mills mentioned this shouldn't be a problem, but some homeowners may complain but understand. We may have a little push back from the owners for having a path in their backyard. You have an easement for the sewer which makes sense.

Chairman George Stoner a 50ft easement. If you have a problem with, WE Energies have them, come and talk to me at the Village and we will set up a meeting at the Village Hall.

S.R. Mills we may have to render it a little bit due we have some PC and Wetlands and things, but we can figure it out.

Chairman George Stoner mentioned S.R we have had a phenomenal relationship so far and I am really excited for this subdivision.

S.R. Mills great so are we.

Chairman George mentioned that the board as well is very receptive of things but may have some concerns in certain areas, but it is 100% better than what we have seen at first. Not that it was better, but we took the duplexes away and now have single family homes and there is a big need for that. I have visited two subdivisions that were single family homes. As soon as those have gone up, they are gone. There is a need for that. I appreciate all you have done and the partnership with the Village. I hope it continues, and I know it will.

S.R. Mills mentioned like wise.

## **10. Comprehensive Plan Amendment**

**Public hearing and Action on Request by** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Park and Recreational”, “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved “ on Tax Parcel #82-4-222-201-0100, located in located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88<sup>th</sup> (Avenue) and L (18<sup>th</sup> Street))

Ken Frank- 1435 W. Capitol Drive, Brookfield, WI of Home Path Financial we are asking for three things.

1. Revision (Comp Plan & Revision from the Park Recreation to Medium density residential and High residential)
2. CSM Land Division to 4 lots
3. Change to current PR-1 zoning current land division to R5 zoning and R11 zoning for a multi-family section or piece with PUD overlay

The existing site is 161 acres formally Maple Crest Golf Club, located SW corner of Hwy H and 18th Street 2 acres low grade wetland and existing 1 acre pond on site will remain. 4 buildings that will be removed from some scattered low quality wooded areas that will be impacted. In the final land plan, it will shake out. History on site it has been brought to the Village in the past several years. Last proposal last spring of 2024 was voted to approve by the Village and Plan Commission. Generally, in conformance to that overall density 4.4 unit to acre. 230 single-family detached homes, 46 twin homes, 276 residential lots in total. The multi-family that proposed 443 apartment units had variation with PUD 9000sq ft lots 14ft total side yard separation 5 & 9 ft. The open space was approximately 34%. So, what we are bringing forth to you tonight is generally in conformance to that some differences but for the most part is consistent to that. What is on the screen is an early version.w23

Admin Assistant Kevin Poirier mentioned that what was being viewed has not been seen by the Village Board and believe they will like it.

Ken Frank mentioned he has been around for 30 years and have multiple divisions. We are currently building in Somers as well as numerous other sites. 24 communities around southeast are of Wisconsin, those are some of the communities we are in. Some of the developments we are in doing from dirt through vertical. Prior proposal from PR-1 to and 8 4 holding 276 single-family and 443 apartments. What we are proposing is rezoning PR-1 to R5 and R-11 with PUD overlay. We are asking for 4 deviations with an overlay. Minimum lot size 9,000 from 10,000 ft. We are dropping 1000 sq ft. 75ft frontage to go to

64ft and asking for front yard setbacks to go from 30ft to 20ft. The last variance we are to go to 7ft side yard totaling the 14. Which was approved from the prior project. We do have a foot of slop in those setbacks for the larger product. For our product it will effectively be 16ft. between buildings. We just like to have a little bit of wiggle room for layout extra for errors or mistakes that might occur. The other part with the setbacks there were some discussions earlier concerned with the 7ft, and I did include as exhibits and back part of presentation there are only two instances that they would come close to 16ft separation between buildings. One if the building was built in 3 consecutive lots. Which we wouldn't do just doesn't make sense. To build the same unit next to each other. It's really to accommodate the much larger product on part of site rather than having to restrict it to a certain percentage of lots. That ask on deviations.

We came up with a plan and this was submitted 60 days ago that is in your packet so we can discuss to be on today's agenda. We have been working with the Village to come up with a better plan. Zoning and variances have not changed. Everything asking tonight is the same. Regardless, land plan is preferable all the things being asked and act on tonight will remain. None of that has changed. Eric will be go over more of site but this is currently what we have honed in on with staff and others in the Village. We think it is a better plan. There are fewer single-family units on it we laid out a general concept of the multi-family site. Right now the multi-family site we are at 250 units versus the 443 that was originally planned for that. We are asking for R11 zoning on there, which would allow 400. We are not a multi-family developer. We will build 8-unit buildings that cluster buildings on the screen. 88 of those we will build. We would build roughly 150 common entry buildings. Asking for R11 to leave options open for a multi-family developer. We don't build that product. We want to market to those folks. Would like to move this alternate plan into workshop.

Eric Issacs project manager of Manhart Consultants. Trying to tweak the prior plans. The lighter color yellow lots interior those will be the Pathway series that is being offered those are the smaller of the lots but there is a mix of 2-3 cars shown. The Orange in color are the Flagship series that are found on the perimeter South a little on East and Southwest of the area are the bigger models. Duplexes remaining on the Northend. The multifamily portion is just a conceptional layout that can prove out what is possible. What could be there and its function amongst the single portion on the site. On the interior sidewalks along all right ways and showing a path currently navigating from current access point off 18<sup>th</sup> street and 88<sup>th</sup> South binds around wetland and ponds and backs interior to site and connecting back into the network . Realistically people can walk quite a way as far as they would like to walk. Interior on the site and beneath the proposed retention pond currently proposed a dog park there. Which is connected by a trail, also navigating around the pond and getting people from East to West and North to South are all taken care of by the paths. There is a proposed club house for the single-family portion of the site and a clubhouse for the multifamily to have their own. Landscaping that was added is a conceptional landscaping but a realistic of potentially be there adding tree and shrubs and making landscaping layout pop. Landscaping islands in the center. On the rear yards of all Pathway series a lot of green and open yards will be big.

Ken Frank regarding product. 37 Flagship products around perimeter better known as the premium lots 2,000 to 3,000 sq ft. 234 Pathway single-family 1450sq ft and 22 Ranch Villas duplex 1600 sq ft all with garages.

Chairman George Stoner asked the lot sizes along if all had garages.

Eva Fryer – Stepping Stone Homes, Division President all have garages and the biggest of the buildings are the Flagship series at 2,000 to 3,000 sq ft.

Ken Frank mentioned this revised land plan. One of the ways we have made it work is to get rid of the 4 Plexes that the unit that looks like a long town home with all the garage doors. We introduced as part of the multi-family this stacked 4 unit building which we call and 8 plex. We are currently building that one and show you a few elevations, all single-entry units garages, that is what we are looking at for the multi-family site. We don't build the bigger building but guess that you probably in the range of 150-200 of the total units for multi-family site. Probably about 150 for the bigger buildings. Again, I want to leave that zoning somewhat flexible so we can have those types of buildings some flexibility.

Chairman George Stoner I like the look of those 8 units, and I understand that. The units that are on the other side. The right-hand side up at the top. Apartment building George likes everything but the cluster in corner not a friend.

Ken Frank mentioned those are the common hallway building duplexes. Common entry buildings are like an apartment. We are not building those. We would be building 8 plexes and the single-family detached products. This is just to prove out what a multi-family site would look like. It is well below the R-11, which allows 450 units in there we are considerably below that.

Chairman George Stoner I personally like the whole layout except that one section and have a big concern. I can envision what it looks like, but I am not a friend of that. If it was more of the 8 units that is more attractive to me, and I understand the philosophy that you must have on that. I am not in propionate to the long hallways in between.

Ken Frank we can work on these on the workshop level we are just asking for the zoning and comp plan overlay and PUD.

Chairman George Stoner had the same concerns as Chris Interim Administrator and Andy in planning and zoning is out there now. We usually don't pre zone anything until we see the product.

Andy B planning from Kenosha County we would not rezone without knowing product. Just seen today not saying that it would not be good for the Village. Once zoning is granted it been granted. Zoning is the biggest card what will be built there.

Chairman George Stoner if given zoning forgets the blank area the 8 units would go there. What was presented is that they can't change and put high rises because it falls in zoning.

Andy B planning That area is not a plat so what you see is what you are going to get. Once R11 is there the density could be utilized from low end that they are proposing to a high end as it was mentioned and in previous developers and anything in between. Up for everyone to discuss. Even with last proposals worked with using PUD overlay for entire property to allow for flexibility and in the future areas that were not being developed. Which in this case was flip flopped The residential areas but then we were not going to zone those areas those would be left for A4 because we did not know enough about them. That is just the recommendations to the Plan Commission and up to you to decide.

Commission Troy Steege would be in position to qualify how we would look at this. Potentially we would be acting on zoning or looking at a plan only for the single family duplex by keeping the zoning for the upper west corner as is right now until there is a plan on how everything is going to be developed.

Andy B, that is correct, that is how we would recommend that.

Commissioner Michael DeLuca, for lack of experience and all technicalities would a conditional use permit in that section limit what would could be done and control what could be built?

Andy B, a conditional use, is not a part a village code for multi-family. In some communities but not the Village Avenue. But it could be if it was available.

Chairman George Stoner protect the Village we could zone all single family and duplexes and zone for that and leaving the upper portion to A4. Until someone comes up with a plan and says this is what we want there. Then decides and rezone A4 to protect the Village.

Commissioner Michael DeLuca still move project along tonight is not a bad thing we can change later.

Ken Frank This is what we would like to get out to the workshop before it goes to the board. Address issues and concerns.

Andy B Concerns should be addressed prior to the board so proper language goes to the agenda. If you want the A4 there Its not possible they are not asking for it. Then it will be left to PR-1 which in one sense is okay but not practical. To move forward you could but Village would have to take additional action to A4. From a standpoint now it's kind of being introduced. It's new for all to digest. Maybe that is an area that will remain, or Plan Commission will have the ability change it to A4. Work out and figure out what that might be and everyone is comfortable at this point.

Commissioner Michael DeLuca a lot of things need to be worked out its moving to the next level.

Commissioner Donald Boxx is this just broad base or are we just on item 10?

Chairman George We are talking about the entire project.

Andy B if you keep this in mind the Plan Commission is the recommendation to the board. With the conversation and some are present sitting here. They are understanding your concerns, those are things that can be worked on and through.

Commissioner Donald Boxx, you mentioned a couple of things regarding setbacks why ask for things that you wouldn't do?

Ken Frank, We need that for larger units and don't want to drop those. Would like flexibility to put units on any lots within that subdivision. That can be put as additional condition 7 and 7 can't exceed certain dimensions or less than 16 or 14 ft. Restrictions can be put. We just don't want to build those two units on any lot within the subdivision. We still have a foot of slop for errors and mistakes.

Commissioner Donald Boxx, you mentioned several times precedent referring to prior developers plan for the land. But several months ago, several commissioners expressed their concerns about variance and specific lots size and setbacks. How did you mitigate our concerns.

Ken Frank trying to get apartment count down and add more single detached family homes. It's a map game to make site work. Dropped 200 apartments and added single family detached products.

Commissioner Donald Boxx as I recall the concern, I heard was minimum lot sq ft and setbacks not for multi-family but for single family residential. You're not trying to hear what the Village is asking. Asking for a variance front yard 20ft not acceptable.

Commissioner Vinnie Chambers Flagship front entry and front setbacks.

Chairman George Depth of garage 24-25ft and comprise 25ft.

Admin Assistant Kevin Poirer Bear Development is a TID District and will be asking for help of the Village.

Commissioner Boxx is rejecting all and not in agreement.

Ken Frank if the Village put money, then we can do a lot. Address variances.

Andy B apologizes for the misunderstanding.

Commissioner Michael DeLuca would like to see this project moving forward. We will learn as we go forward. I would like to make this happen.

Commissioner Vince Chambers appreciates and wants to see single family communities growing. Agrees to move project forward and being smart about it. Negotiating and agreeing. We may not all agree but learn and keep it going. Concerned for the front setbacks and willing to compromise.

Commissioner Troy Steege agrees and disagrees with agreeing to move forward suggest isolating the deviations. Is in between.

Chairman George Stoner 20-30ft front, separation, side by side does not want homes like Chicago not comfortable with apartments. What is the consensus does not want to pre-zone without knowing end result and leave it up to the Village Board.

Commissioner Donald Boxx would like to see more specifically on this plan deviates from our five and will not vote unless there is a better understanding of variances request come into play.

Andy B point comprehensive plan and corner to change. Rezone everything except R11 require setback 25ft.

Commissioner Michael DeLuca moved to approve comprehensive Plan Amendment.

Second by Commissioner Vinnie Chambers  
Motion carried 4-0 vote  
Commissioner Donald Chambers Abstain

## 11.Rezone

**Public Hearing and Action on request by Maplecrest Country Club Inc, 9401 18<sup>th</sup> St, Kenosha, WI 53144-7748 (Owner), Ken Frank Home Path Financial, LP, 5116 N 126<sup>th</sup> St., Butler, WI 53007 (Agent), request a rezoning from PR-1 Park Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist. and PUD Planned Unit Development Overlay Dist. On Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88<sup>th</sup> (Avenue) and L (18<sup>th</sup> Street))**

Chairman George Stoner amends the motion to have PUD changed to a minimum front yard setback of 25ft.

Seconded by Commissioner Michael DeLuca  
Motion carried 4-0 votes.  
Commissioner Donald Boxx Abstain

## 12. Certified Survey Map:

**Public Hearing and Action on Request by** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))

Commissioner Michael DeLuca motion to carry Certified Survey Map.

Seconded by Commissioner Troy Steege  
Commissioner Donald Boxx  
Abstain  
Motion carried 4-0 votes.

## 13. Site Plan Review & Exterior Fenestration:

**Discussion and Action on Request by** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))*

Commissioner Michael DeLuca motion to discuss action on request **dated 5/8/2025** Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue) and L (18th Street))*

Chairman George Stoner mentioned only concerns were walking trails and detention ponds. My biggest concern is 18<sup>th</sup> street now is the time to fix this. Update sewer and water prior to Village counsel.

Second by Commissioner Troy Steege  
Commissioner Donald Boxx No  
Motion carried 4-1 votes

#### **14. Adjourn**

Chairman George moved to adjourn at 7:22 p.m.  
Seconded by Commissioner Boxx.  
Motion carried 5-0 votes.

Drafted May 15, 2025.

These minutes are not official until approved by the Plan Commission. Submitted by Deputy Clerk/Treasurer Eugenia Lara.



# KENOSHA COUNTY

Shelly Billingsley, Director  
Department of Public Works  
& Development Services

Andy M. Buehler, Director  
Division of Planning & Development

## MEMORANDUM

**TO:** Village of Somers Administrator  
**FROM:** Luke Godshall, Senior Land Use Planner  
**DATE:** 5-29-25  
**RE:** Proposed Roers Multifamily Residential Development

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**Project:** Roers Multifamily  
**Developer:** Roers Companies  
**Parcel(s):** 83-4-223-074-0006

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**Proposed Use:** A multifamily residential development consisting of 408 units.

**Sanitation:** To be served by sanitary sewer & water

**Environmental Factors:** Wetlands

**Existing Land Use:** Medium-Density Residential, High-Density Residential, PEC, Other Conservancy Land to be Preserved, Nonfarmed Wetland

**Proposed Land Use:** Medium-Density Residential, High-Density Residential, PEC, Other Conservancy Land to be Preserved, Nonfarmed Wetland

**Current Zoning:** R-3 Urban Single-Family Residential Dist., R-4 Urban Single-Family Residential Dist., R-9 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist.

**Proposed Zoning:** R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist.

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### **Project Overview:**

Roers Companies is seeking a conceptual review from the Plan Commission for a proposed multifamily residential development to be located on part of an existing 121.45-acre parcel situated between CTH E (12<sup>th</sup> Street) and CTH A (7<sup>th</sup> Street), on the west side of the Union Pacific railroad tracks.

The development would consist of ten (10) 12-unit stacked flat buildings and six (6) 48-unit garden style buildings, for a total of 408 apartment units. The submitted site plans show the multifamily development would be located on the eastern portion of the existing parcel, on approximately 32.5 acres, resulting in an overall density of around 12.5 dwelling units per acre.

The western portion of the existing parcel is shown to be developed as a future single-family subdivision, conceptually shown as containing 51 Lots.

**Planner Comments:**

The current parcel is zoned with a mixture of R-3, R-4, R-9, A-4, C-1 and C-2 zoning districts, which is the result of a previously proposed subdivision & condominium development known as “River Vista” that had been in the process of receiving plat approvals until the 2008 recession hit and the project was ultimately abandoned.

Based on what is currently being proposed, the multifamily area of the project would require R-11 zoning which allows up to 12.4 dwelling units per developable net acre. The exact proposed density will need to be calculated by the developer, but it appears possible that the proposed density may exceed 12.4 and would either need to be reduced or a density increase would need to be requested by the developer as part of a PUD request.

The future single-family area of the site would eventually need to be rezoned into the appropriate single-family residential zoning district in conjunction with the subdivision platting process. At this time, staff would suggest placing the future single-family area into the A-4 Agricultural Land Holding District to match the current area of A-4 zoning on the northernmost portion of the site along CTH A and running along the Union Pacific railroad tracks.

The proposed development would be accessed at the south end of the site from CTH E/12<sup>th</sup> Street with a new street that would serve the proposed multifamily area as well as the future single-family subdivision. A future street would also serve the development from the north (from CTH A/7<sup>th</sup> Street), indicated on the site plan as “done by others”.

The site plan does not indicate the width of the proposed street coming into the site from the south. It will need to be verified that this street will be properly dimensioned to meet Village standards for a public street. Village streets are required to have a minimum right-of-way width of 66 feet. The configuration of the proposed roundabout should also be verified with the Village engineer to ensure it is properly sized.

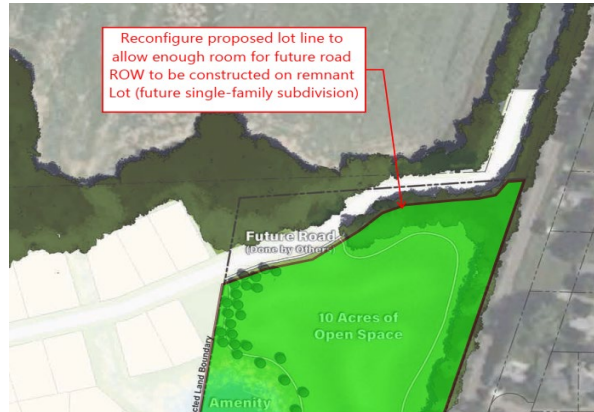
Kenosha County Highways has indicated that a Traffic Impact Analysis (TIA) will be required for this project, and that the TIA should account for both the multi-family and future single-family components of the development. The developer has indicated they are already in talks with TADI (Traffic Analysis & Design, Inc.) for preparation of a TIA.

The submitted site plan indicates a “contracted land boundary”, which would presumably be the proposed lot line on an eventual Certified Survey Map (CSM) land division. However, the boundary crosses over the proposed street in multiple locations.

Staff would suggest that the proposed lot boundary be reconfigured to match the eastern edge of the proposed street right-of-way, in a manner similar to that depicted in the image to the right.



Similarly, at the north end of the site plan staff would suggest reconfiguring the proposed lot boundary in a manner similar to that depicted in the image to the right, allowing enough room for the future public street to be constructed entirely on the future single-family lot without having to cross back and forth over the multifamily lot.



The developer is proposing a departure from the number of parking spaces that is required under the zoning ordinance. Under the zoning ordinance, the proposed multifamily development would require 958 total parking spaces. In the submitted project narrative the developer indicates that based on their experience and industry best practices, the parking demand for this type of multifamily development in a suburban setting should be calculated at 0.75 spaces per bedroom. A total of 755 parking spaces are proposed, yielding an overall average ratio of 1.85 spaces per unit.

The PUD section of the Village zoning ordinance does indicate that “the Village Board may approve variances from the parking space, open space and loading area requirements prescribed by the underlying uses if the owner can demonstrate that the proposed parking spaces, open space and loading areas will adequately service the planned development upon recommendation for such variance from the Plan Commission” ([Section ZN 4.08\(2\)\(c\)](#)). It may be beneficial for the developer to demonstrate to the Plan Commission similar projects where this type of reduced parking approach has been used and has proven successful.

Of the sixteen (16) multifamily buildings shown on the site plan, three (3) buildings at the southern portion of the site are shown to be at a 20 foot setback from what is presumed to be the right-of-way line of the proposed street. Given the R-11 zoning district requires principal buildings to be located a minimum of 40 feet from a street right-of-way, these buildings would either need to be relocated to meet the minimum setback requirement of 40 feet or the developer would need to request a setback reduction as part of a PUD request. All other buildings shown on the site plan appear to meet minimum required street, side and rear yard setbacks of the R-11 zoning district.

The submittal includes a number of examples of material palettes and renderings showing various potential building design options that could be constructed within the development, all of which would appear to meet minimum exterior design requirements of the Village. At this time no specifics have been provided as to building heights, unit square footages, floor plan layouts, etc. These details would need to be provided with a formal project submittal to ensure their compliance with Village codes.

• **Necessary Applications/Approvals for this project would include:**

- Land Use Plan Amendment
- Rezoning (with potential PUD zoning overlay request)
- Land Division (Certified Survey Map)
- Site Plan Review/Building Fenestration Review
- Traffic Impact Analysis (TIA)
- Stormwater management plan



**ROERS**  
COMPANIES



# Roers + Somers

Multi-Family Housing Development

## Concept Plan

Nick Asta | Developer

Hasan Rahman | Analyst

Eric Ponto | Principal Architect

Felipe Ornelas | | Principal Architect

Kevin Yeska | Project Consultant - Landscape Architect

Josh Donaldson | Planner - Landscape Architect

Janie Schaumburg | Development Manager

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- **Wisconsin projects: (600+ units)**
  - The Wildwood at Main – Madison (LIHTC)
  - Havenwood - Onalaska
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- 214 units (studio, 1, & 2 beds)
- Opened in 2024
- Amenities include:
  - Rooftop Sky lounge
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14211 Akron Avenue, Rosemount, MN



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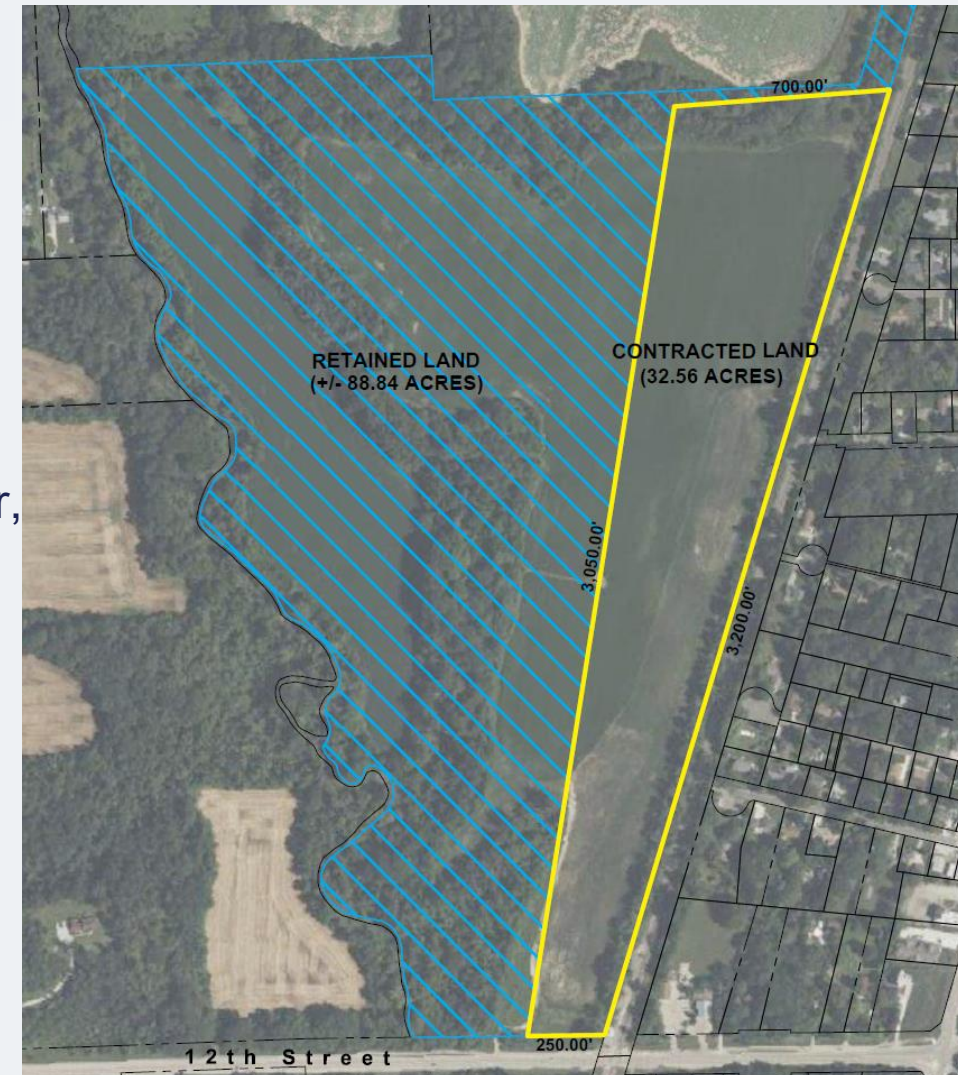
# Past Roers Projects



# Proposed Project Overview

## ~408 Unit Multi-Family Housing Development

- 2 / 3 stories (unit mix of 1,2,3, & 4 beds)
- 1<sup>st</sup> floor walk up units
- Fully surface parked
- High quality finishes / luxury amenities
  - Dog walk / trail, Patio, Grill station, WFH Stations, Fitness Center, Tot-lot, Game room, lounge, Pickleball court, etc.



Land under site control is highlighted in yellow



## Multi-Family Housing Development Executive Summary Somers, WI

### Project Overview

Roers Companies is proposing a 408-unit, new construction multi-family development at the northwest corner of 12th Street and the Union Pacific rail line in Somers, WI (Exhibit A “Contract Area”). 100% of the proposed project will implement Low Income Housing Tax Credits (LIHTC), which utilizes section 42 of the Internal Revenue code.

Fueled by the massive insurgence of commercial investment within southeastern Wisconsin (see separately attached “SE WI Growth Summary”), this area is well poised for continued growth and is attractive not only to current residents in the Village of Somers, but also the broader community of Kenosha and Racine County.

The project will target the family-oriented demographic having an emphasis on 2, 3, and 4-bedroom units. With respect to the surrounding area, the project’s site is located near beautiful Lake Michigan, as well as Petrifying Springs Park, Kenosha’s leading higher education programs (UW-Parkside, Carthage College), and major retail outlets just 10-minutes away.

### Entitlements

Roers has the site under contract and is working closely with the Village of Somers to obtain necessary approvals (Comprehensive Plan Amendment, PUD, Rezoning, CSM) in an effort to deliver a thoughtfully planned and high-quality community. We intend on submitting the above-mentioned applications in June, 2025.

### Design & Amenities

The project will comprise of various two-story, 12-unit stacked flats buildings primarily situated along the west side of the contract area. Additionally, multiple three-story, 48-unit garden style buildings are strategically placed within the interior of the development. The site layout intentionally uses the two-story stacked flat buildings to transition between future single-family residential and the proposed multi-family development. The intent of this approach is to utilize a gradual transition allowing for more contiguity between the differing uses. The form and massing of the stacked flat buildings accomplishes a step down in height and unit concentration, which is more compatible with single-family lots.

To promote sustainability principles and manage long-term upkeep, it’s important not to overpark the site. Roers Companies uses a refined parking calculation that right-sizes the on-site parking to resident demand. The calculation is derived from industry’s best practices and the company’s history as a national multi-family developer. The parking demand calculations account for the characteristics of LIHTC development in a suburban setting, for a rate of .75 parking spaces per bedroom. Based on preliminary unit composition that would result in approximately 748 parking spaces for the proposed 408 units or 1.83 to 1 ratio.

The architectural vernacular will incorporate a traditional, yet “fresh” design aesthetic intended to blend well with the surrounding community. We’ve prepared a separate Architectural Character packet to convey our intent to use high quality materials, articulation and massing, and overall design approach for





this development. Details will be further refined with the Comprehensive Plan Amendment, PUD, Rezoning, and CSM application.

The units themselves will include high-quality hard surface countertops, in-unit laundry, and spacious living spaces—competitive with any other luxury multi-family development in the area. The project will also include a leasing office, clubhouse/community room, work from home spaces, and a fitness center. Outdoor amenities will feature an entertainment space offering grill stations and seating, a walking trail encompassing the entire community, playground, and a pickleball / basketball court.

Our development design will maintain environmental stewardship towards the land by providing retention ponds for storm water management, respecting wetlands and other protected areas, and by designing per sustainable design principles called for in the WHEDA LIHTC requirements.

**Financing:**

As mentioned, this project will utilize federal and state subsidies through the 4% LIHTC and WI state tax credit programs, in conjunction with state allocated Tax Exempt Bonds.

**Timeline**

The project anticipates receiving necessary approvals from the Village of Somers by Q3 of 2025. The project will firmly secure its financing by 6/1/26 and then have a path to close with its various financing parties by September 1st, 2026, or earlier. It is anticipated that construction would start on 10/1/2026 and be completed by 4/1/2028, or sooner.



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### **Large investment headlines (all within past 3 years):**

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### **Summary:**

Ideally located between Chicago and Milwaukee, Kenosha and greater southeastern Wisconsin represent an ideal location for commercial investment, with many multinational firms moving, manufacturing, delivery, and STEM operations in the last decade.

By way of this, Kenosha County has established itself as an employment hub for the growing middle-class workforce in the area.

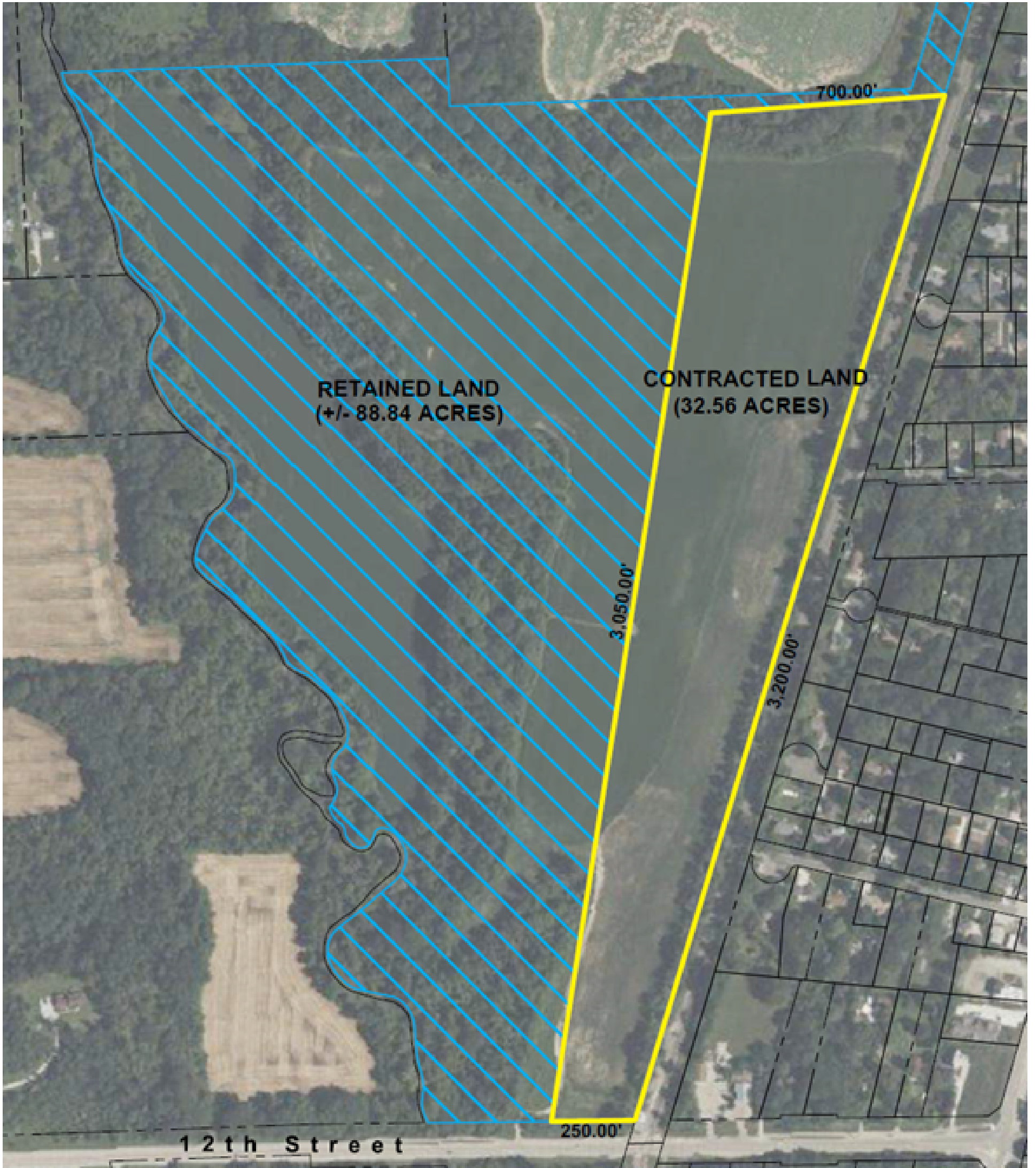
As investment by firms increases and employment opportunities follow, affordable housing options are going to be in high demand. With ample Market Rate housing already, Kenosha County needs federally subsidized housing to address this mounting issue.

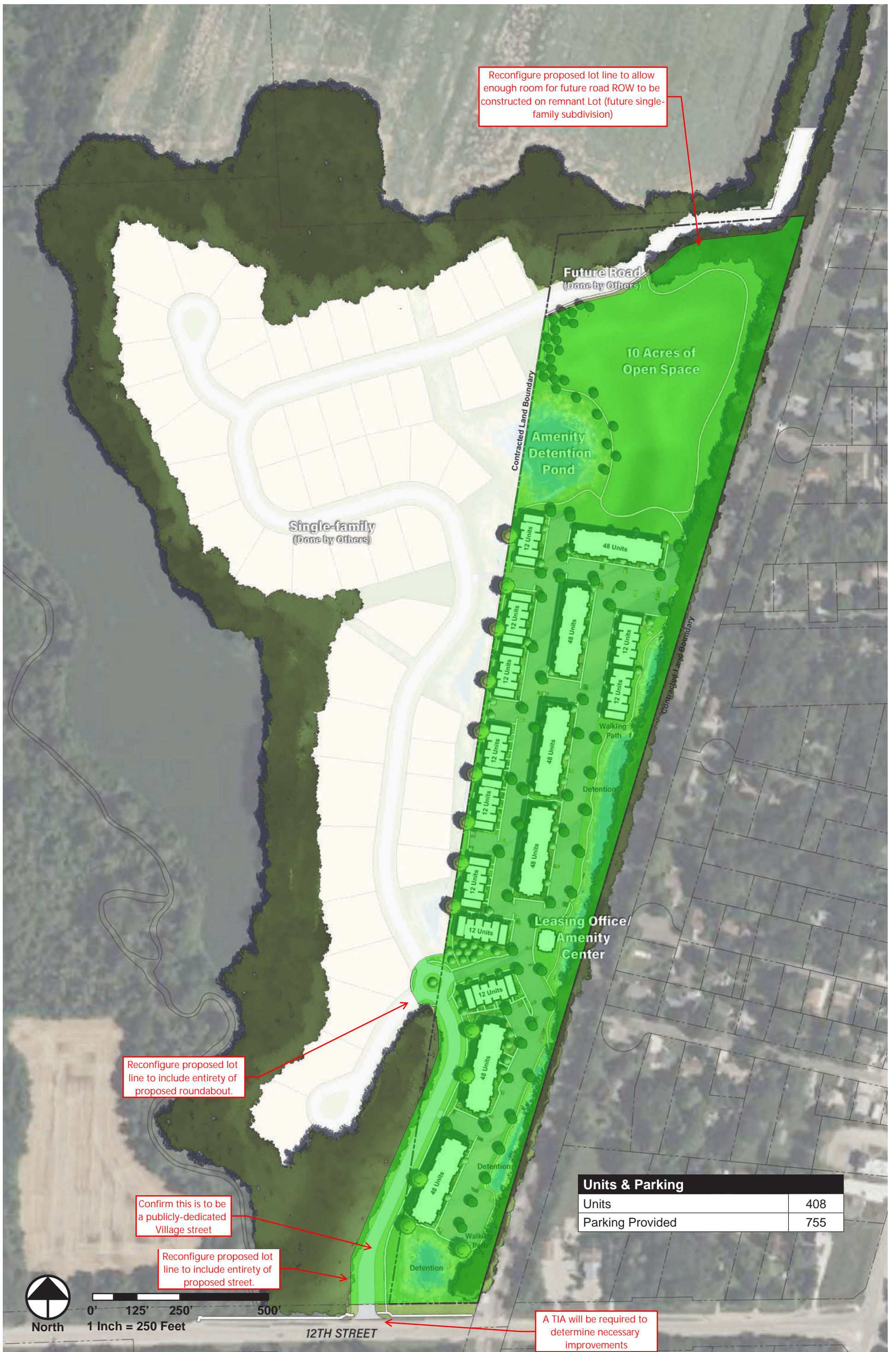
### **Site Specific:**

Being uniquely situated in the Village of Somers on Kenosha's northside, our site addresses affordable housing needs for not only Kenosha's residents (167k population) but also those from Racine (197k) and Mount Pleasant (30k). Furthermore, with over 1,300 families earning

less than \$55k annually in Somers alone, the total addressable market of tenants is vast. Concerning competition, the only other affordable housing communities in the vicinity include a 96-unit senior project, a 71-unit affordable project (inner city), and a 140-unit affordable complex in Pleasant Prairie (Southwest). With respect to the surrounding area, the project's site sits walking distance to beautiful Lake Michigan as well as Petrifying Springs Park, is near Kenosha's leading higher education programs (UW-Parkside, Carthage College), and a short drive to all major retail (less than 10 minutes).







Reconfigure proposed lot line to allow enough room for future road ROW to be constructed on remnant Lot (future single-family subdivision)

Reconfigure proposed lot line to include entirety of proposed roundabout.

Confirm this is to be a publicly-dedicated Village street

Reconfigure proposed lot line to include entirety of proposed street.

A TIA will be required to determine necessary improvements

Units & Parking	
Units	408
Parking Provided	755

# ROERS MULTIFAMILY CONCEPT PLAN

SOMERS, WISCONSIN

05/23/2025

27/78



Units & Parking Calcs	
Units	408
Parking Provided	755
Parking at 1.5 Per Unit	612
Parking at .75 Per Bedroom (Total)	748
1 Bedroom Units (57) at .75 Spaces Per	43
2 Bedroom Units (171) at .75 Spaces Per	257
3 Bedroom Units (123) at .75 Spaces Per	276
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# ROERS MULTIFAMILY - STACKED FLATS & APARTMENTS CONCEPT

SOMERS, WISCONSIN

05/23/2025

28/78



# Project examples

Please note the following are intended to display a range of developments with similar scale, material usage and landscaping approach. These are not intended to show final design solutions.



Buechel Stone-Stratford Cross



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Timber Bark



Monterey Taupe



Mountain Sage



Cobble Stone



IRONWOOD



Wood look siding

Hardie Siding- lap siding

### Conceptual Material Palette



 Engberg  
Anderson



 Engberg  
Anderson



 Engberg  
Anderson



 Engberg  
Anderson





















# HUD's Income Limits, Rent Cap

**Table 2.16**  
**Household Income in the Village of Somers**

Income	Households	Percent of Total
Less than \$10,000	67	2.2
\$10,000 to \$14,999	61	2.0
\$15,000 to \$19,999	54	1.8
\$20,000 to \$24,999	104	3.4
\$25,000 to \$29,999	94	3.1
\$30,000 to \$34,999	198	6.5
\$35,000 to \$39,999	165	5.4
\$40,000 to \$44,999	130	4.2
\$45,000 to \$49,999	161	5.2
\$50,000 to \$59,999	296	9.7
\$60,000 to \$74,999	242	7.9
\$75,000 to \$99,999	511	16.7
\$100,000 to \$124,999	468	15.3
\$125,000 to \$149,999	148	4.8
\$150,000 to \$199,999	179	5.8

**LIHTC Income Limits for 2024**  
**(Based on 2024 MTSP Income Limits)**

	Charts	60.00%
1 Person	☞	41,100
2 Person	☞	46,980
3 Person	☞	52,860
4 Person	☞	58,680
5 Person	☞	63,420
6 Person	☞	68,100
7 Person	☞	72,780
8 Person	☞	77,460
9 Person	☞	82,140
10 Person	☞	86,820
11 Person	☞	91,560
12 Person	☞	96,240

**LIHTC Rent Limits for 2024**  
**(Based on 2024 MTSP/VLI Income Limits)**

Bedrooms (People)	Charts	60.00%
Efficiency (1.0)	☞	1,027
1 Bedroom (1.5)	☞	1,101
2 Bedrooms (3.0)	☞	1,321
3 Bedrooms (4.5)	☞	1,526
4 Bedrooms (6.0)	☞	1,702
5 Bedrooms (7.5)	☞	1,878

**Thank You!**



**ROERS**  
COMPANIES

+





**ROERS**  
COMPANIES



# Roers + Somers

Multi-Family Housing Development

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Hasan Rahman | Analyst

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14211 Akron Avenue, Rosemount, MN



49/78

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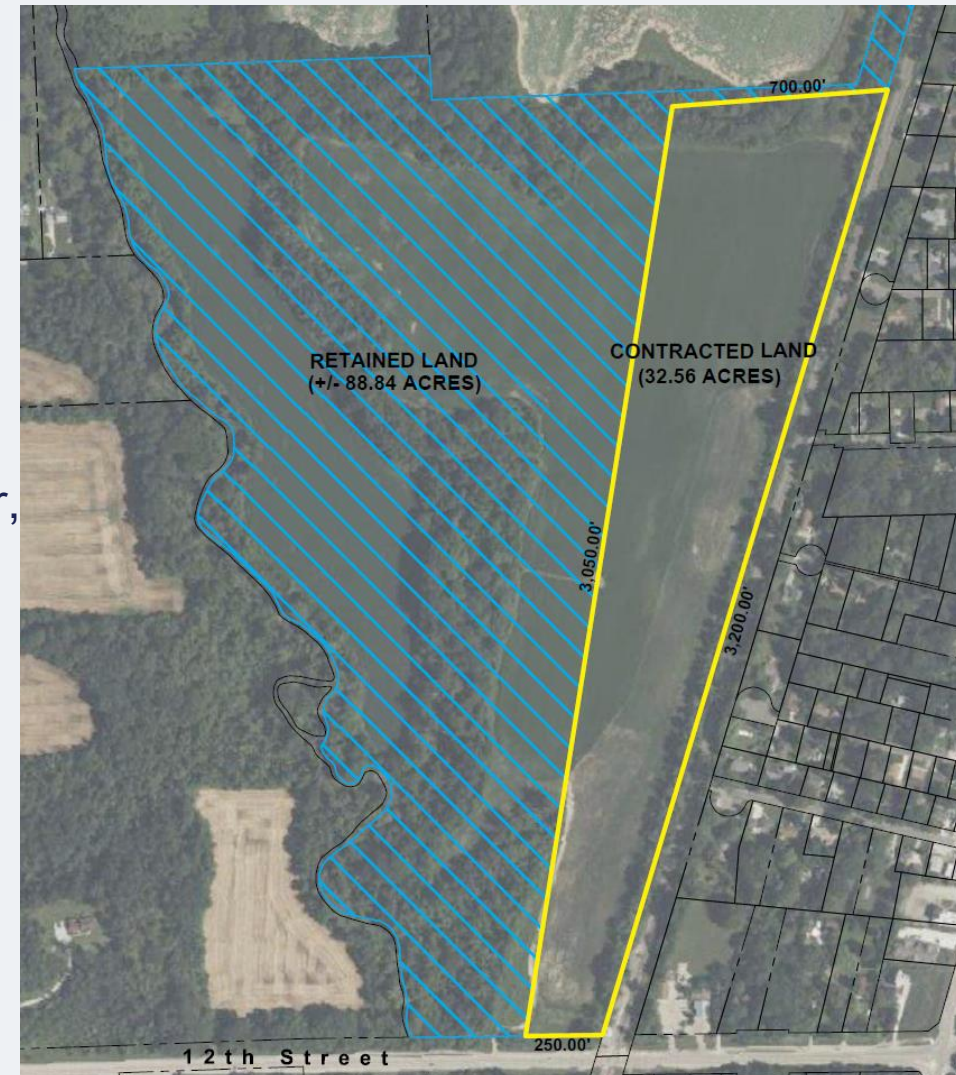
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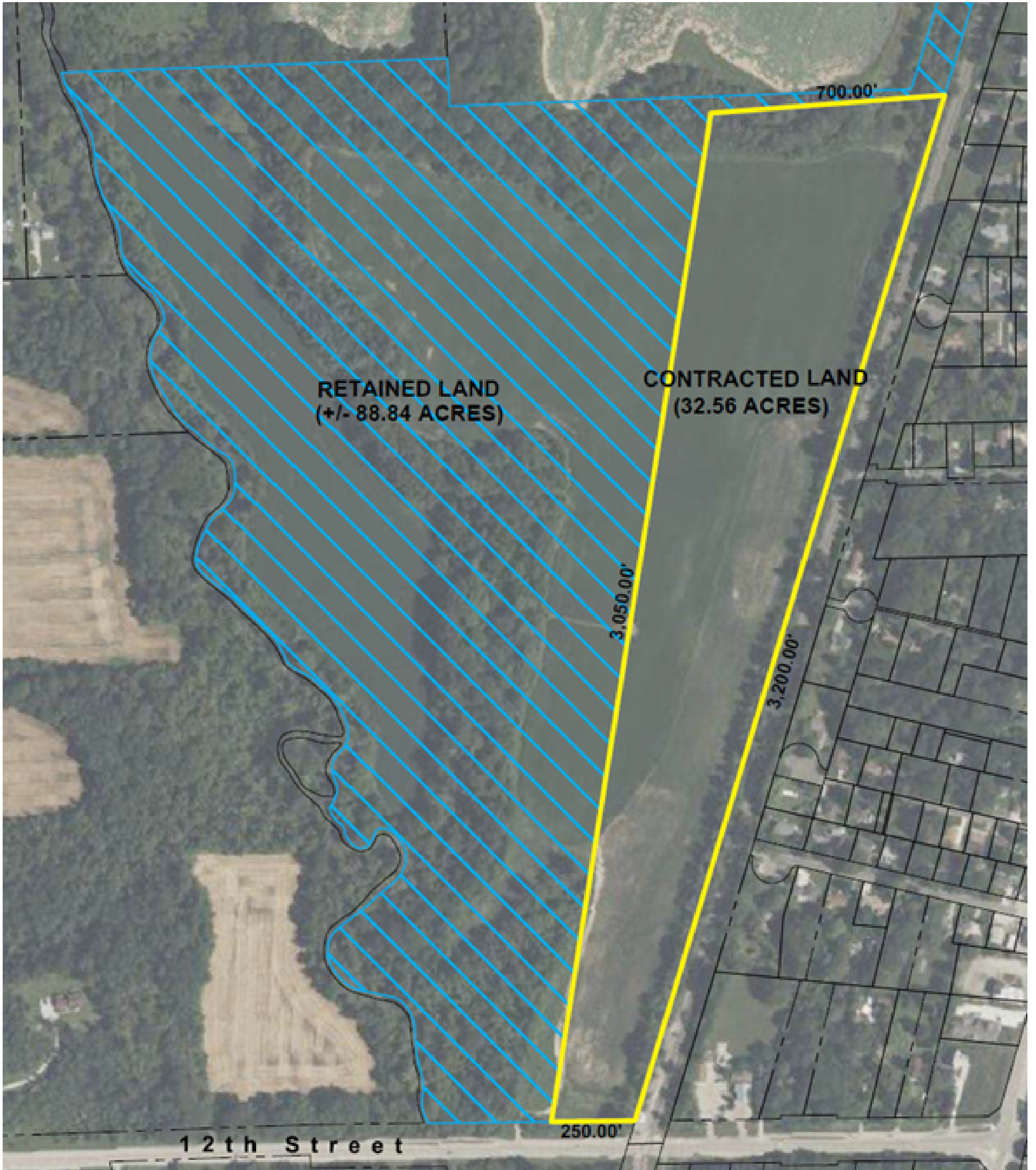
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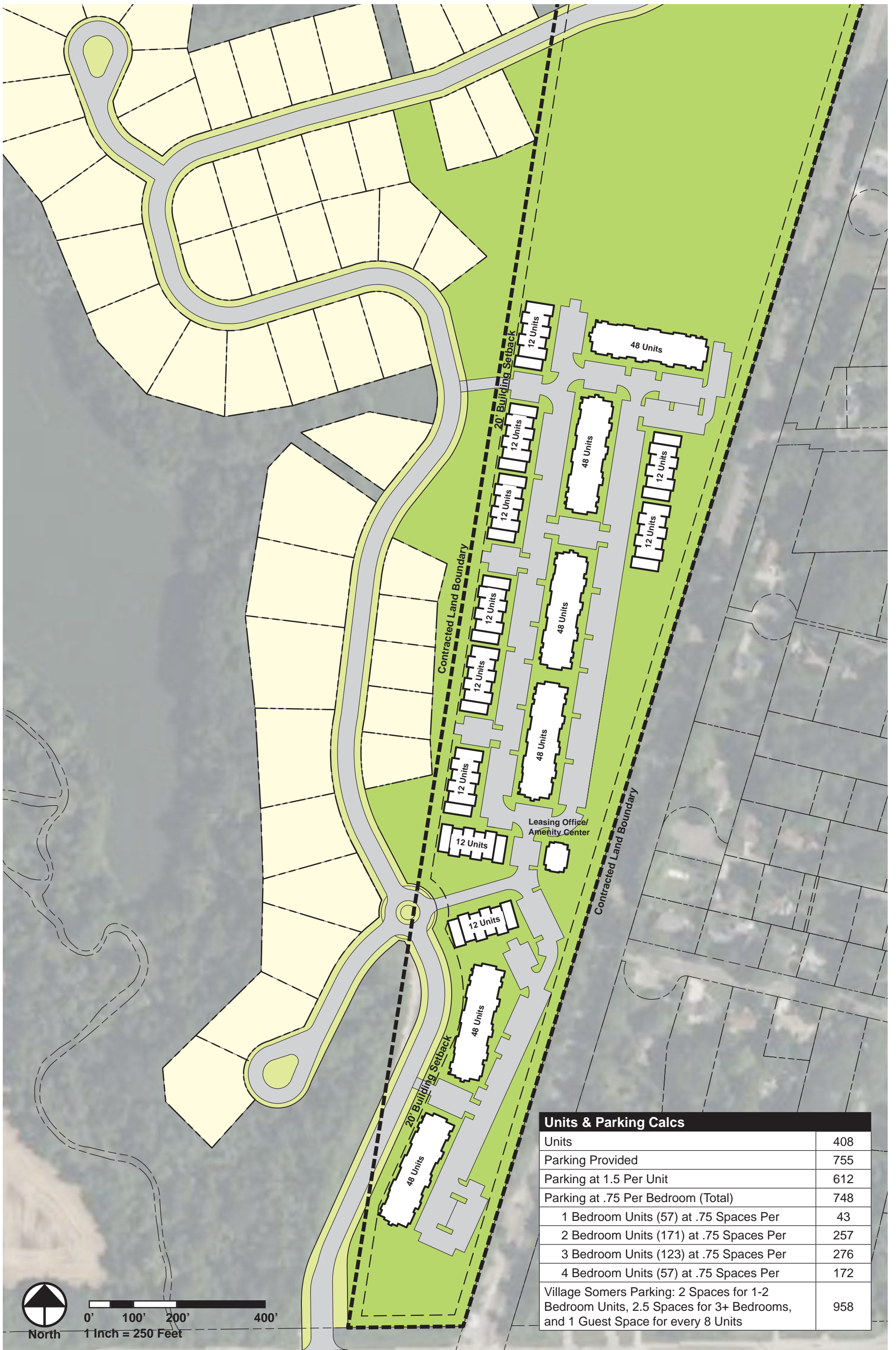
**ROERS MULTIFAMILY CONCEPT PLAN**

SOMERS, WISCONSIN

05/23/2025

57/78





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# ROERS MULTIFAMILY - STACKED FLATS & APARTMENTS CONCEPT

SOMERS, WISCONSIN

05/23/2025

58/78



# Project examples

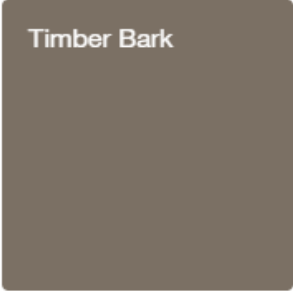
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Timber Bark



Monterey Taupe



Mountain Sage



Cobble Stone



Hardie Siding- lap siding

Wood look siding

### Conceptual Material Palette



 Engberg  
Anderson



 Engberg  
Anderson



 Engberg  
Anderson



 Engberg  
Anderson



 Engberg  
Anderson  
ARCHITECTS



 Engberg  
Anderson  
ARCHITECTS

















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**(Based on 2024 MTSP Income Limits)**

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3 Person	☞	52,860
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11 Person	☞	91,560
12 Person	☞	96,240

**LIHTC Rent Limits for 2024**  
**(Based on 2024 MTSP/VLI Income Limits)**

Bedrooms (People)	Charts	60.00%
Efficiency (1.0)	☞	1,027
1 Bedroom (1.5)	☞	1,101
2 Bedrooms (3.0)	☞	1,321
3 Bedrooms (4.5)	☞	1,526
4 Bedrooms (6.0)	☞	1,702
5 Bedrooms (7.5)	☞	1,878

**Thank You!**



**ROERS**  
COMPANIES

+





Units & Parking Calcs	
Units	408
Parking Provided	755
Parking at 1.5 Per Unit	612
Parking at .75 Per Bedroom (Total)	748
1 Bedroom Units (57) at .75 Spaces Per	43
2 Bedroom Units (171) at .75 Spaces Per	257
3 Bedroom Units (123) at .75 Spaces Per	276
4 Bedroom Units (57) at .75 Spaces Per	172
Village Somers Parking: 2 Spaces for 1-2 Bedroom Units, 2.5 Spaces for 3+ Bedrooms, and 1 Guest Space for every 8 Units	958

# ROERS MULTIFAMILY - STACKED FLATS & APARTMENTS CONCEPT

SOMERS, WISCONSIN

05/23/2025

77/78





Units & Parking	
Units	408
Parking Provided	755