

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

**Joint Meeting of the
Village Plan Commission
And
Village Board
Agenda
Monday, Sept. 8, 2025
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of July 14, 2025 Meeting
4. Correspondence: none
5. Citizen Comments
6. **Discussion** on approval of the Comprehensive Land Use Plan update for the Village of Somers and 2050 Land Use Plan
7. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Sept. 3, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this third day of September, 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
July 15, 2025

1. Call to Order

Chairman Stoner called the meeting to order at 5:31 p.m.

Present:

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

Absent:

- Commissioner Michael **Deluca**

Staff present in person: Assistant Administrator Kevin **Poirier**
Kenosha County Planners: Luke **Godshall**

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of June 9, 2025

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

Motion carried. 7-0 vote.

4. Correspondence

None

5. Citizen Comments

Glenn **Fenske** mentioned that if anything that gets dumped can this be kept away from property line. If there is anything that will prevent things from going into his land. Pete has been a great neighbor and has talked to him regarding possible concerns and is fully supportive.

6. Rezone:

Public Hearing and Action on Request by Peter W & Laura E Parcenka, 8400 10th Place, Kenosha, WI 53171-0141 (Owner), requests a Rezoning from Agricultural Preservation Dist. & A-4 Agricultural Land Holding Dist. to B-5 Wholesale Trade and Warehousing Dist., on Tax Parcel # 82-4-222-281-0410, located in the NE ¼ of Section 28, T2N, R22E, Village of Somers. *(For information only, this property is located on the northeast corner of County Highway S and the Canadian Pacific Railroad).*

Public comments: None

Commissioner **Thompson** makes a motion to approve the request.
Commissioner **Juliana** seconds the motion

Commissioner **Boxx** stated he would like to know what is being done with the property.

Chairman Stoner asked Mr. **Parcenka** explain the project.

Mr. **Parcenka** explains that landscaping equipment would be to parked on the property some cement blocks would be used to shield the activity from the neighbors property.

Commissioner **Boxx** asked how many vehicles will be parked.

Mr. **Parcenka** believed it would about seven.

Chairman **Stoner** mentioned that he would like to make sure that any equipment on the property must be operable.

Motion carried. 7-0.
Passes unanimously

7. Conditional Use Permit:

Public Hearing and Action on Request by Peter W & Laura E Parcenka, 8400 10th Place, Kenosha, WI 53171-0141 (Owner), requests a Conditional Use Permit to allow a tree service contractor's business with outside vehicle storage in the B-5 Wholesale Trade and Warehousing Dist., on part of Tax Parcel # 82-4-222-281-0410, located in the NE ¼ of Section 28, T2N, R22E, Village of Somers. *(For information only, this property is*

located on the northeast corner of County Highway S and the Canadian Pacific Railroad).

Public comments: None

Chairman **Stoner** wants the conditional use permit reviewed every year but that there would not be any charges for the meeting. Also, regarding materials stored on premises, there should be none. Lighting is to be kept on the property and not shine on other parcels. If Mr. **Parcenka** was to sell to another owner the CUP would have to come back to the board.

Kenosha County Planners Luke **Godshall** mentioned that the conditional use does transfer to new owner but any deviation from the CUP would have to come back to the board for approval.

Chairman **Stoner** mentions that he drove by the property and it looks great, very clean.

Commissioner **Thompson** asked if the site was currently paved.

Chairman **Stoner** stated it is a graveled driveway.

Commissioner **Boxx** makes a motion to approve the request.

Commissioner **Romanowski** seconds the motion

Motion carried. 7-0.

8. **Adjourn**

Commissioner **Boxx** moved to adjourn.

Seconded by Commissioner **Steege**.

Motion carried 7-0 vote.

Drafted July 29, 2025.

These minutes are not official until approved by the Plan Commission. Submitted by Deputy Clerk/Treasurer **Eugenia Lara** and Assistant Administrator **Kevin Poirier**

SEWRPC ~~Community Assistance Planning~~CAPR Report No. 342

A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 1

INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

The Town of Somers adopted a comprehensive plan under Section 66.1001 of the *Wisconsin Statutes* by ordinance on March 9, 2010.¹ The adopted plan was part of the multi-jurisdictional comprehensive plan adopted by Kenosha County in April 2010. The multi-jurisdictional comprehensive planning process was undertaken by Kenosha County, ten local government partners, UW-Extension, and the Southeastern Wisconsin Regional Planning Commission to address the State comprehensive planning requirements. While six of the local governments (including the Town of Somers) chose to adopt the multi-jurisdictional comprehensive plan as their local comprehensive plan, the remaining four local governments chose to prepare and adopt a separate comprehensive plan based on the multi-jurisdictional plan.

It is also important to note that the Wisconsin comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years (Section 66.1001(2)(i) of the *Wisconsin Statutes*). Partly in recognition of this requirement, and partly to keep abreast of the county and local comprehensive plan amendments that have occurred periodically, a Multi-Jurisdictional Advisory Committee had been created in 2011, which has been meeting annually since then. Recently, the Committee has been tasked to oversee the development of the Kenosha County multi-jurisdiction comprehensive plan update. The Committee currently consists of representatives from each of the local governments participating in the County's joint comprehensive plan update, as well as representatives from the non-participating municipalities, the

¹ Documented in SEWRPC Community Assistance Planning Report No. 299, A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, April 2010. The plan is available on the SEWRPC website: maps.sewrpc.org/SEWRPCFiles/publications/capr/capr-299-comprehensive-plan-for-kenosha-county.pdf

public school system, and various other interested parties. The nine governments taking part in the current multi-jurisdictional planning effort include the City of Kenosha, the Villages of Bristol, Pleasant Prairie, Salem Lakes, and Somers, and the Towns of Brighton, Paris, Somers, and Wheatland.

In April 2015, a portion of the Town of Somers was incorporated as a Village with most of the remaining Town being annexed by the Village by the end of 2015, creating the current municipal boundary. On May 12, 2015, the Village of Somers readopted the original Comprehensive Plan, as amended, as the comprehensive plan for the new Village of Somers. The Village also adopted a series of new Amendments (1 through 4 and 6 through 12) to the Land Use Plan Map within the Comprehensive Plan related to changing the land use designation of several parcels located throughout the Village.

1.2 COMMUNITY OVERVIEW

Located in northeast Kenosha County between Lake Michigan on the east and IH 94/41 on the west, the Village of Somers encompasses about 26 square miles bordering the Village of Mt. Pleasant (Racine County) to the north and adjacent to the City of Kenosha to the south. In addition to the beauty of the Lake Michigan shoreline, the Pike River and a number of smaller streams flow through the Village. The Village also has numerous recreational sites and facilities such as Petrifying Springs County Park and Golf Course, the Kenosha Country Club, ~~the~~ Maple Crest Country Club, Hawthorn Hollow Nature Sanctuary, University of Wisconsin-Parkside Cross Country Track and Field, and miles of off-road paved bicycle and recreation trails.

In addition to its location along IH 94/41, two State Trunk Highways, ten County Trunk Highways, and two railroad lines run through the Village. The Village is also adjacent to the Kenosha Regional Airport, a Metra commuter rail station in downtown Kenosha that provides service to Chicago, and Amtrak service from Milwaukee to Chicago, stopping at a station off Highway 20 in the Village of Sturtevant. Furthermore, the Village is home to the University of Wisconsin-Parkside and is within 15 minutes of Gateway Technical College, Carthage College, Shoreland Lutheran High School, and Somers elementary school~~has numerous business/industrial parks with room to grow~~.

~~-The Village location between the hubs of Milwaukee and Chicago has attracted an industrial park near IH 94, a growing commercial corridor on County Trunk Highway (CTH) S, substantial warehouse development along the IH 94 east frontage road, and growth in retail and multifamily development along the State Trunk Highway (STH) 31 corridor. These facilities along with the Village's location between the economic hubs of Milwaukee and Chicago will create business growth opportunities in Somers for years to come.~~

1.3 NATURE OF THE PLAN UPDATE

The Village of Somers, during and as part of its participation in the Kenosha Multi-Jurisdictional Advisory Committee, determined that while the recommendations and land use plan map included in the County plan as they pertain to the Village are generally still sound and generally continue to meet the Village's vision and goals, enough time has elapsed and enough changes have occurred, including sewer service area expansions, development within and surrounding the Village, and pressures to accommodate anticipated population and employment growth, to warrant a review and update of the Village's comprehensive plan. In particular, it can be noted that the Village adopted an amendment to its comprehensive plan in June 2018 to incorporate the findings of the "Land Use Study, Village of Somers, WI" dated 2018 and prepared by Foth. As significant development has occurred and is further proposed in this area, that report, which pertained to future land use planning for the properties primarily in the northwestern portion of the Village along the IH 94 corridor and south of CTH KR, should be re-evaluated to determine if it is still reflective of the Village's plans for this area.

Therefore, the Village has determined that a supplemental comprehensive plan update should be prepared to: update the Village's population, household, and employment projections and other key inventory information; review and document new County and Regional plans that have been adopted that may impact the Village; review development opportunities along certain highway corridors such as IH 94/41, STH 31, and CTH KR; discuss a possible Town Center within the Village; and update the Village's future land use plan map to reflect updated information. The Village also agreed to prepare and adopt a public participation plan, adopted on January 11, 2022, for amending/updating the comprehensive plan. The Village Board subsequently entered into an agreement with SEWRPC to prepare an update of the Village of Somers comprehensive plan.

1.4 REVIEW AND ADOPTION OF PLAN UPDATE

The plan update documented in this report was reviewed by Village staff during the summer and fall of 2022, and updates on this review were provided to the Plan Commission on ____, 2022 and ____, 2022.

Section 62.23 (the local master planning *Statute*) and Section 66.1001 (the comprehensive planning *Statute*) require that the Village Plan Commission recommend to the Village Board a comprehensive plan or plan amendment prior to Village Board adopting a plan or plan amendment. The plan commission recommendation must be in the form of a resolution adopted by a majority vote of the entire membership of the commission. In addition, Section 66.1001(4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by a majority vote of the full membership of the Village Board. The law further requires that at least one public hearing be held prior to adopting the plan or plan amendment. The *Statutes* require that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the Village; Kenosha County; the Wisconsin Department of Administration (DOA); the regional planning commission (SEWRPC); and the public library serving the Village.

In accord with the adopted Public Participation Plan, a public hearing was held at the Village of Somers Plan Commission meeting of ____, 202~~52~~. Public comment included ____. The Plan Commission subsequently recommended approval of the draft plan at its meeting of ____, 202~~53~~. This update was then adopted by ordinance of the Village Board on ____, 202~~53~~. Copies of the Plan Commission resolution and the Village Board ordinance are included in Appendix A.

1.5 REPORT FORMAT

This report documents the Village's comprehensive planning process and the resulting comprehensive plan update. It consists of the following seven chapters and was published as a SEWRPC Community Assistance Planning Report for the Village:

Chapter 1: Introduction and Background

Chapter 2: Update of Population, Household, and Employment Data and Projections

Chapter 3: Update of Inventory Information

Chapter 4: Update of County and Regional Plans and Village Plans and Ordinances

Chapter 5: Updated Housing Element

Chapter 6: Updated Land Use Element

Chapter 7: Updated Implementation Element

Both electronic and paper copies of the draft chapters and of the final draft report were available at the Village of Somers and the Southeastern Wisconsin Regional Planning Commission. Electronic copies of the final adopted plan are available the Village of Somers website at ____ and at the SEWRPC website at _____. Paper copies of the final adopted plan are also available at the offices of the Village and of the Commission.

SEWRPC CAPR Report No. 342

A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 2

**UPDATE OF POPULATION, HOUSEHOLD,
EMPLOYMENT, AND DEMOGRAPHIC DATA
AND PROJECTIONS**

2.1 INTRODUCTION

Existing and projected population, household, and employment levels and demographic data are important considerations in comprehensive planning. These data can be used to help determine the future demand for land, services, and housing in the Village. The Kenosha County multi-jurisdictional comprehensive plan¹ includes existing population, housing, household, and employment data as of 2008, and population, household, and employment projections to the year 2035. This chapter provides updated population, household, and employment information, incorporating data from the U.S. Census Bureau's 2020 census and the 2015-2019 American Community Survey (ACS)² and extends population, household, and employment projections to the year 2050. Projections were developed by the Southeastern Wisconsin

¹ *The then Town of Somers adopted the Multi-Jurisdictional Comprehensive Plan for Kenosha County as its comprehensive plan in 2010 and that plan was readopted by the Village in 2015.*

²*The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data. The data may, however, have a relatively large margin of error due to limited sample size.*

Regional Planning Commission (SEWRPC) for VISION 2050, the year 2050 regional land use and transportation plan.³

2.2 POPULATION

Data on the historical and existing population for the Village are presented in Table 2.1. As noted earlier, the current Village of Somers was part of the original Town of Somers in 2010. The 2020 census is the first census to measure the population of the Village of Somers and this will become the base moving forward to measure population growth within the Village in the future. The population in the then Town of Somers stood at 9,597 in 2010. In 2020, the Village of Somers population stood at 8,402, and the remaining Town of Somers was 992, for a combined 2020 population of 9,394. This represents a slight decrease in population of 203 residents or about 2 percent, in contrast to the 6 percent increase experienced between 2000 and 2010. While Kenosha County and the Region as a whole have not experienced population declines in the last decade, both the County and Region have experienced slow growth rates. These recent trends may be attributable to decreasing household sizes, the slow recovery in new home construction rates following the economic recession of the late 2000s, and the 2020 economic recession resulting from the COVID-19 pandemic.

The Village is projected to experience a significant increase in population with a projected population of 30,451 people by 2050. This represents an increase of about 262 percent over the 2020 population, or an average of about 735 additional residents per year. VISION 2050 projections for Kenosha County and the Region project population increases of about 48 percent and 19 percent respectively over the 2020 population. As noted on Table 2.1, the 2010 population of 9,597 was the population base used to develop the 2050 projection. The projected growth is based, in part, on the County's 2010 multi-jurisdictional comprehensive plan, additional residential development fueled in part by the large amount of projected commercial and industrial growth in the I-94 corridor between Milwaukee and Chicago, and input from Village officials regarding potential development projects obtained while preparing VISION 2050.

³ *The projections are based on VISION 2050, which was prepared using past trends and 2010 Census data. While the VISION 2050 projections were prepared to support systems-level regional planning and therefore do not align exactly with Village of Somers boundaries, the projected data have been approximated to the Village.*

2.3 HOUSEHOLDS

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all people who occupy a housing unit, which is defined by the Census Bureau as a house, apartment, mobile home, a group of rooms, or a single room that is occupied, or intended to be occupied, as separate living quarters.

The number of households in the Village and Town of Somers combined, as shown in Table 2.2 increased from 3,667 households in 2010 to 3,926 households in 2020, an increase of about 7 percent. The number of households in the Village was 3,492 in 2020. Projections of households to 2050 in this plan are based on the 2010 households in the Village. As shown in Table 2.2, the projection of households in the Village were derived based on VISION 2050 and planned growth in the Village comprehensive plan. Based on those factors, the number of households in the Village will increase to about 12,286 households, or by about 253 percent, between 2020 and 2050.

As shown in Table 2.3, average household sizes have been decreasing in both the County and the Village since 1990, but the decrease has been happening much quicker in the Village indicating demographics may be shifting more in Somers than they are in the County at large. This could have major implications on the types of housing that need to be supplied to accommodate future growth in the community. The average household size in the Village of Somers has decreased from 2.6 people per household in 1990 to 2.19 people per household in 2020, a decrease of about 16 percent. Commission projections indicate that the average size of households throughout the Region, including the Village of Somers, may be expected to continue to decrease in the years ahead.

2.4 EMPLOYMENT

The employment status data available from the 2015-2019 ACS incorporates data from across that time period and may not necessarily reflect the current unemployment conditions in the Village, County, Region, and State, including recent historically low unemployment rates or the sharp rise in unemployment due to the COVID-19 pandemic. Taking this into account, the 2015-2019 ACS reports there were 4,627 Village of Somers residents age 16 and older in the civilian labor force during that period. Of that number, 4,303, or about 93 percent, were employed and 324, or about 7 percent, were

unemployed compared to an unemployment rate of 6.3 for Kenosha County. About 65 percent of Village residents age 16 years and over were in the civilian labor force, compared to about 68 percent in the County. The occupations of Village of Somers employed residents are set forth in Table 2.4. The occupational breakdown by percentage of employed Village residents is similar to that of the County with the largest proportion of Village residents employed in the Management, Business, Science, and Arts sector (32.6 percent).

Under employment projections prepared by SEWRPC for VISION 2050, the Village's total employment would increase by about 2,749 jobs, or about 54 percent, from approximately 5,050 jobs in 2010 (VISION 2050 base year for projections) to approximately 7,800 in 2050. SEWRPC projections also indicate that changes may be expected in the types of jobs available in the years ahead. A large regionwide increase is projected in the service industry group and employment in the manufacturing industry group is projected to continue to decrease on a regionwide basis due to loss of manufacturing establishments in the Southeastern Wisconsin Region and increased productivity per worker.

The VISION 2050 employment projections were developed prior to the onset of the COVID-19 pandemic in 2020, and the long-term impacts of the pandemic on the economy and employment by industry are unknown. It should be noted that the Commission projections are intended to provide an indication of the long-term trend in future employment levels, irrespective of short-term business cycles, and are prepared in tandem with the Commission's population projections.

2.5 DEMOGRAPHICS

This section includes information regarding the existing demographic characteristics of Village residents. Understanding the demographic characteristics of the Village's population is essential to understanding the needs of its residents and to the comprehensive planning process. Demographic information compiled using data from the 2015-2019 ACS includes information on age distribution, race/ethnicity composition, education, income, and labor force.

Age Distribution

The age distribution of the population has important implications for planning and for the formation of public policies in the areas of education, health, housing, transportation, and economic development. Age distribution in the Village of Somers and in Kenosha County in 2019 and projected age distribution in Kenosha County in 2050 is set forth in Table 2.5. In 2019, about 24 percent of the Village of Somers

population was under the age of 20; about 61 percent was between the ages of 20 and 64; and about 15 percent was age 65 and older; age distributions that were very similar to that of Kenosha County. Over the planning period, the number and percentage of County residents in the age 65 and older category is expected to increase dramatically in both numbers (an increase of 23,252 people) and percentage of the population (an increase to about 18 percent of the County's population), trends that are likely to be replicated in the Village of Somers.

Race/Ethnicity Composition

Racial composition in the Village of Somers and in Kenosha County is set forth in Table 2.6. In 2020, white residents comprised approximately 79 percent of the Village population compared to 72 percent for Kenosha County as a whole. At 8.7 percent, the Village has a lower percentage of people of Hispanic ethnicity than the County as a whole (14.5 percent).

Educational Attainment

The level of educational attainment is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the Village workforce is most suited to fill. This information is useful for formulating strategies to retain and expand existing businesses in the Village and to attract new businesses to the Village over the planning period.

The educational attainment of residents at least 25 years of age for the Village of Somers and Kenosha County is set forth in Table 2.7. In 2019, approximately 90 percent of residents at least 25 years of age had attained a high school or higher level of education in both the Village of Somers and Kenosha County. Meanwhile, approximately 65 percent of Village residents at least 25 years of age had attended some college or earned either an associate, bachelor, or graduate degree, compared to approximately 60 percent for the County. This level of education suggests that residents of the Village, and the County as a whole, are well suited for skilled employment such as management, professional, business, and financial occupations and skilled and high-tech production positions.

Household Income⁴

The 2019 annual household incomes in the Village of Somers and Kenosha County are set forth in Table 2.8. The 2019 annual median income of all households in the Village of Somers was \$67,600 which was \$3,827, or about 6 percent, higher than the County's median household income of \$63,700. Both of these median household incomes are higher than the State (\$61,700).

While the Village of Somers and Kenosha County both perform better than the State in terms of median household income, there are still a number of households in the Village experiencing annual incomes below the poverty level.⁵ In 2019 about 5.4 percent, of households in the Village experienced an annual income below the poverty level. This rate was significantly lower than the 11.3 percent of households in the County with an annual income below the poverty level.

2.6 CONCLUSIONS

This chapter presents baseline population, household, employment, and demographic data for the Village's use in reaffirming or updating comprehensive plan goals, objectives, and policies and considering potential development/redevelopment opportunities as part of the comprehensive planning process. Conclusions that can be drawn from the information in this chapter follow.

- VISION 2050 projections show that the population of the Village is expected to grow at a much faster rate than that of the County or Region. The Village population is projected to grow by about 262 percent through the year 2050, which further emphasizes the importance of updating the Village's Comprehensive Plan to accommodate this growth efficiently and sustainably.
- Approximately 15 percent of the Village's population is 65 years of age or older, and this proportion is expected to increase significantly over the planning period. To support the needs of

⁴ Households include persons who live alone; unrelated persons who live together, such as college roommates; and families. Persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

⁵ Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder.

the future population, the Village may benefit from housing options, transportation alternatives, and promoting additional policies to accommodate the anticipated increase in its aging population.

- Demographic trends in smaller household sizes indicate that the Village will need to provide a variety of housing types, sizes, and densities to accommodate a wider array of residents. A number of changing cultural preferences could be driving this shift including smaller home sizes, lifestyles and amenities offered by multifamily or denser single-family housing developments, rising housing costs, and delaying cohabitation to later in life.
- The educational attainment in the Village suggests that the Village's workforce is well suited for skilled employment and is well positioned to compete for higher paying jobs. While projection data indicates increases are likely in lower-wage jobs in the service sector, the Village may be an attractive location for employers in higher-wage sectors based on its labor force. Additional jobs in lower-wage sectors may maintain the demand for workforce housing in the Village.
- Along with providing the potential for population growth, the Village's location within the I-94 corridor between Milwaukee and Chicago presents the opportunity for industrial and commercial development to support the high rate of employment growth projected over the next 30 years.

Table 2.1
Historical and Forecast Population Levels for the Village,^a County, and Region: 1910-2050

| Year | Town/Village of Somers | | | Kenosha County | | | Region | | |
|-------------------|------------------------|--------|---------|----------------|--------|---------|------------|---------|---------|
| | Population | Change | | Population | Change | | Population | Change | |
| | | Number | Percent | | Number | Percent | | Number | Percent |
| 1910 | 1,788 | -- | -- | 32,929 | -- | -- | 631,161 | -- | -- |
| 1920 | 2,084 | 296 | 16.6 | 51,284 | 18,355 | 55.7 | 783,681 | 152,520 | 24.2 |
| 1930 | 3,046 | 962 | 46.2 | 63,297 | 12,013 | 23.4 | 1,006,118 | 222,437 | 28.4 |
| 1940 | 3,641 | 595 | 19.5 | 63,505 | 208 | 0.3 | 1,067,699 | 61,581 | 6.1 |
| 1950 | 5,530 | 1,889 | 51.9 | 75,238 | 11,733 | 18.5 | 1,240,618 | 172,919 | 16.2 |
| 1960 | 7,139 | 1,609 | 29.1 | 100,615 | 25,377 | 33.7 | 1,573,614 | 332,996 | 26.8 |
| 1970 | 7,270 | 131 | 1.8 | 117,917 | 17,302 | 17.2 | 1,756,083 | 182,469 | 11.6 |
| 1980 | 7,724 | 454 | 6.2 | 123,137 | 5,220 | 4.4 | 1,764,796 | 8,713 | 0.5 |
| 1990 | 7,748 | 24 | 0.3 | 128,181 | 5,044 | 4.1 | 1,810,364 | 45,568 | 2.6 |
| 2000 | 9,059 | 1,311 | 16.9 | 149,577 | 21,396 | 16.7 | 1,931,165 | 120,801 | 6.7 |
| 2010 | 9,597 | 538 | 5.9 | 166,426 | 16,849 | 11.3 | 2,019,970 | 88,805 | 4.6 |
| 2020 | 8,402 | -1,195 | -12.5 | 169,151 | 2,725 | 1.6 | 2,042,648 | 22,678 | 1.1 |
| 2050 ^b | 30,451 | 22,049 | 262.4 | 251,100 | 81,949 | 48.4 | 2,421,600 | 378,952 | 18.6 |

^a Year 1910 through 2010 data presented in this table are for the former Town of Somers. Year 2020 is for the Village of Somers. The population of the Town and Village of Somers combined was 9,394 in 2020, a decrease of about 2.1 percent from 2010.

^b Projections are based on VISION 2050, the regional land use and transportation plan for the Southeastern Wisconsin Region, which was prepared using past trends and 2010 Census data. While the VISION 2050 projections were prepared to support systems-level regional planning and therefore do not align exactly with Village of Somers boundaries, the projection data has been approximated to the Village.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.2
Historical and Forecast Household Levels for the Village, County, and
Region: 1960-2050

| Year | Village of Somers | | | Kenosha County | | | Region | | |
|-------------------|----------------------|--------|---------|----------------------|--------|---------|----------------------|---------|---------|
| | Number of Households | Change | | Number of Households | Change | | Number of Households | Change | |
| | | Number | Percent | | Number | Percent | | Number | Percent |
| 1960 | 1,884 | -- | -- | 29,545 | -- | -- | 465,913 | -- | -- |
| 1970 | 2,115 | 231 | 12.3 | 35,468 | 5,923 | 20.0 | 536,486 | 70,573 | 15.1 |
| 1980 | 2,741 | 626 | 29.6 | 43,064 | 7,596 | 21.4 | 627,955 | 91,469 | 17.0 |
| 1990 | 3,023 | 282 | 10.3 | 47,029 | 3,965 | 9.2 | 676,107 | 48,152 | 7.7 |
| 2000 | 3,338 | 315 | 10.4 | 56,057 | 9,028 | 19.2 | 749,039 | 72,932 | 10.8 |
| 2010 | 3,667 | 329 | 9.9 | 62,650 | 6,593 | 11.8 | 800,087 | 51,048 | 6.8 |
| 2020 ^a | 3,492 | -175 | -4.8 | 66,842 | 4,192 | 6.7 | 809,560 | 9,473 | 1.2 |
| 2050 ^b | 12,286 | 8,794 | 252.8 | 100,900 | 34,058 | 51.0 | 1,001,200 | 191,640 | 23.7 |

^a The reduction in the number of households in 2020 is likely attributable to the incorporation of the Village of Somers which resulted in the Village of Somers in 2020 containing less land area than the Town of Somers in 2010. The number of households in the Village and Town of Somers combined in 2020 was 3,926, an increase of about 7.1 percent from 2010.

^b Projections are based on VISION 2050, the regional land use and transportation plan for the Southeastern Wisconsin Region, which was prepared using past trends and 2010 Census data. While the VISION 2050 projections were prepared to support systems-level regional planning and therefore do not align exactly with Village of Somers boundaries, the projection data has been approximated to the Village.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.3**Number of Households and Average Household Size for the Town and Village of Somers and Kenosha County: 1990-2020**

| Community | 1990 | | | 2000 | | | 2010 | | | 2020 | | |
|--------------------------------|----------------------|------------------------------|------------------------|----------------------|------------------------------|------------------------|----------------------|------------------------------|------------------------|----------------------|------------------------------|------------------------|
| | Number of Households | Percent of County Households | Average Household Size | Number of Households | Percent of County Households | Average Household Size | Number of Households | Percent of County Households | Average Household Size | Number of Households | Percent of County Households | Average Household Size |
| Village of Somers ^a | 3,023 | 6.4 | 2.60 | 3,338 | 6.0 | 2.46 | 3,667 | 5.9 | 2.39 | 3,492 ^b | 5.2 | 2.19 |
| Kenosha County | 47,029 | 100.0 | 2.67 | 56,057 | 100.0 | 2.60 | 62,650 | 100.0 | 2.58 | 66,842 | 100.0 | 2.46 |

^a In early 2015, the eastern one-half of the Town of Somers incorporated as the Village of Somers, while the remaining western one-half remained as the Town of Somers. In late 2015, the Village and Town of Somers entered into an Intergovernmental Cooperation Agreement which would allow the Village to annex the remaining Town of Somers, except those areas that are planned to be annexed by the City of Kenosha based on the 2005 boundary agreement between the Town of Somers and City of Kenosha. Those areas of the Town of Somers that are planned to be annexed by the City of Kenosha will remain the Town of Somers until 30 years after the boundary agreement's approval date of January 18, 2005.

^b The reduction in the number of households in 2020 is likely attributable to the incorporation of the Village of Somers which resulted in the Village of Somers in 2020 containing less land area than the Town of Somers in 2010.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.4
Employed Persons 16 Years of Age and Older by Occupation
in the Village of Somers and Kenosha County: 2019

| Occupation | Village of Somers | | Kenosha County | |
|---|-------------------|------------------|----------------|------------------|
| | Number | Percent of Total | Number | Percent of Total |
| Management, Business, Science, and Arts | | | | |
| Management, Business, and Financial | 594 | 13.8 | 11,414 | 13.4 |
| Computer, Engineering, and Science | 119 | 2.8 | 4,229 | 5.0 |
| Education, Legal, Community Service, Arts, and Media | 415 | 9.6 | 7,499 | 8.8 |
| Healthcare Practitioners and Technical | 275 | 6.4 | 4,747 | 5.6 |
| Subtotal | 1,403 | 32.6 | 27,889 | 32.8 |
| Service Occupations | | | | |
| Healthcare Support | 111 | 2.6 | 3,095 | 3.6 |
| Protective Service | 117 | 2.7 | 1,668 | 2.0 |
| Food Preparation and Serving Related | 211 | 4.9 | 4,810 | 5.7 |
| Building and Grounds Cleaning and Maintenance | 117 | 2.7 | 3,002 | 3.5 |
| Personal Care and Service | 122 | 2.8 | 2,193 | 2.6 |
| Subtotal | 678 | 15.8 | 14,768 | 17.4 |
| Sales and Office Occupations | | | | |
| Sales and Related | 455 | 10.6 | 8,255 | 9.7 |
| Office and Administrative Support | 571 | 13.3 | 10,944 | 12.9 |
| Subtotal | 1,026 | 23.8 | 19,199 | 22.6 |
| Natural Resources, Construction, and Maintenance | | | | |
| Farming ^a , Fishing, and Forestry | 67 | 1.6 | 486 | 0.6 |
| Construction and Extraction | 312 | 7.3 | 3,959 | 4.7 |
| Installation, Maintenance, and Repair | 172 | 4.0 | 2,977 | 3.5 |
| Subtotal | 551 | 12.8 | 7,422 | 8.7 |
| Production, Transportation, and Material Moving Occupations | | | | |
| Production | 204 | 4.7 | 7,142 | 8.4 |
| Transportation | 120 | 2.8 | 3,571 | 4.2 |
| Material Moving | 321 | 7.5 | 5,103 | 6.0 |
| Subtotal | 645 | 15.0 | 15,816 | 18.6 |
| Total | 4,303 | 100.0 | 85,094 | 100.0 |

^a Includes farm labor contractors, agricultural inspectors, animal breeders, graders and sorters, agricultural equipment operators, and farmworkers and laborers (including crop, nursery, greenhouse, and farm/ranch workers). Farmers, who farm their own land, and farm managers are included under the "management, professional, and related" occupations.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.5
Population by Age Group and Median Age in the Village of Somers and Kenosha County: 2019

| Age Group | 2019 | | | | 2050 | |
|---------------|-------------------|---------|----------------|---------|----------------|---------|
| | Village of Somers | | Kenosha County | | Kenosha County | |
| | Number | Percent | Number | Percent | Number | Percent |
| Under 5 | 422 | 5.1 | 9,708 | 5.8 | 15,952 | 6.4 |
| 5 through 19 | 1,546 | 18.5 | 34,548 | 20.5 | 49,168 | 19.6 |
| 20 through 64 | 5,087 | 61.0 | 101,285 | 60.1 | 139,745 | 55.6 |
| 65 and Older | 1,281 | 15.4 | 22,983 | 13.6 | 46,235 | 18.4 |
| Total | 8,336 | 100.0 | 168,524 | 100.0 | 251,100 | 100.0 |
| Median Age | 37.8 | | 38.5 | | 39.2 | |

Source: U.S. Bureau of the Census and SEWRPC

Table 2.6
Racial Composition of Residents in the Village of Somers and Kenosha County: 2020

| Race ^a | Village of Somers | | Kenosha County | |
|---|-------------------|-----------------|----------------|-----------------|
| | Number | Percent | Number | Percent |
| White Alone | 6,636 | 79.0 | 121,936 | 72.1 |
| Black or African American Alone | 462 | 5.5 | 11,480 | 6.8 |
| American Indian or Alaska Native Alone | 26 | 0.3 | 371 | 0.2 |
| Asian Alone | 237 | 2.8 | 2,793 | 1.7 |
| Native Hawaiian or Pacific Islander Alone | 3 | -- ^b | 67 | -- ^b |
| Some Other Race Alone | 33 | 0.4 | 528 | 0.3 |
| Two or More Races | 277 | 3.3 | 7,430 | 4.4 |
| Subtotal | 7,674 | 91.3 | 144,605 | 85.5 |
| Hispanic ^c | 728 | 8.7 | 24,546 | 14.5 |
| Total | 8,402 | 100.0 | 169,151 | 100.0 |

^a The Federal government does not consider Hispanic origin to be a race, but rather an ethnic group.

^b Less than 0.05 percent.

^c People of Hispanic ethnicity can be of any race or combination of races.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.7
Educational Attainment of People 25 and Older in
the Village of Somers and Kenosha County: 2019

| Community | Less Than 9th Grade | | 9th to 12th Grade No Diploma | | High School Graduate | | Some College or Associates Degree | | Bachelor or Graduate Degree | | Total People Age 25 and Older | |
|------------------|----------------------------|------------------|-------------------------------------|------------------|-----------------------------|------------------|--|------------------|------------------------------------|------------------|--------------------------------------|------------------|
| | People | Percent of Total | People | Percent of Total | People | Percent of Total | People | Percent of Total | People | Percent of Total | People | Percent of Total |
| Somers | 237 | 4.3 | 338 | 6.1 | 1,388 | 24.9 | 1,826 | 32.8 | 1,777 | 31.9 | 5,566 | 100.0 |
| Kenosha County | 3,915 | 3.5 | 7,276 | 6.4 | 34,002 | 30.1 | 38,291 | 33.9 | 29,553 | 26.1 | 113,037 | 100.0 |

Source: U.S. Bureau of the Census and SEWRPC

Table 2.8
Annual Household Income in the Village of Somers and Kenosha County: 2019

| Community | Household Income Less than \$15,000 | | Household Income \$15,000 to \$24,999 | | Household Income \$25,000 to \$34,999 | | Household Income \$35,000 to \$49,999 | | Household Income \$50,000 to \$74,999 | |
|-------------------|--|---------------------|--|---------------------|--|---------------------|--|---------------------|--|---------------------|
| | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total |
| Village of Somers | 128 | 4.2 | 158 | 5.2 | 292 | 9.5 | 456 | 14.9 | 538 | 17.6 |
| Kenosha County | 5,319 | 8.3 | 5,875 | 9.2 | 5,615 | 8.8 | 7,969 | 12.4 | 12,202 | 19.0 |

| Community | Household Income \$75,000 to \$99,999 | | Household Income \$100,000 to \$149,999 | | Household Income \$150,000 to \$199,999 | | Household Income \$200,000 or More | | Median Household Income (\$) |
|-------------------|--|---------------------|--|---------------------|--|---------------------|---|---------------------|---|
| | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total | Households | Percent of Total | |
| Village of Somers | 511 | 16.7 | 616 | 20.1 | 179 | 5.8 | 184 | 6.0 | 67,600 |
| Kenosha County | 9,008 | 14.1 | 10,412 | 16.2 | 4,323 | 6.7 | 3,388 | 5.3 | 63,700 |

Source: U.S. Bureau of the Census and SEWRPC

Table 2.9
Employed Persons 16 Years of Age and Older by Occupation
in the Village of Somers and Kenosha County: 2019

| Occupation | Village of Somers | | Kenosha County | |
|---|-------------------|------------------|----------------|------------------|
| | Number | Percent of Total | Number | Percent of Total |
| Management, Business, Science, and Arts | | | | |
| Management, Business, and Financial | 594 | 13.8 | 11,414 | 13.4 |
| Computer, Engineering, and Science | 119 | 2.8 | 4,229 | 5.0 |
| Education, Legal, Community Service, Arts, and Media | 415 | 9.6 | 7,499 | 8.8 |
| Healthcare Practitioners and Technical | 275 | 6.4 | 4,747 | 5.6 |
| Subtotal | 1,403 | 32.6 | 27,889 | 32.8 |
| Service Occupations | | | | |
| Healthcare Support | 111 | 2.6 | 3,095 | 3.6 |
| Protective Service | 117 | 2.7 | 1,668 | 2.0 |
| Food Preparation and Serving Related | 211 | 4.9 | 4,810 | 5.7 |
| Building and Grounds Cleaning and Maintenance | 117 | 2.7 | 3,002 | 3.5 |
| Personal Care and Service | 122 | 2.8 | 2,193 | 2.6 |
| Subtotal | 678 | 15.8 | 14,768 | 17.4 |
| Sales and Office Occupations | | | | |
| Sales and Related | 455 | 10.6 | 8,255 | 9.7 |
| Office and Administrative Support | 571 | 13.3 | 10,944 | 12.9 |
| Subtotal | 1,026 | 23.8 | 19,199 | 22.6 |
| Natural Resources, Construction, and Maintenance | | | | |
| Farming ^a , Fishing, and Forestry | 67 | 1.6 | 486 | 0.6 |
| Construction and Extraction | 312 | 7.3 | 3,959 | 4.7 |
| Installation, Maintenance, and Repair | 172 | 4.0 | 2,977 | 3.5 |
| Subtotal | 551 | 12.8 | 7,422 | 8.7 |
| Production, Transportation, and Material Moving Occupations | | | | |
| Production | 204 | 4.7 | 7,142 | 8.4 |
| Transportation | 120 | 2.8 | 3,571 | 4.2 |
| Material Moving | 321 | 7.5 | 5,103 | 6.0 |
| Subtotal | 645 | 15.0 | 15,816 | 18.6 |
| Total | 4,303 | 100.0 | 85,094 | 100.0 |

^a Includes farm labor contractors, agricultural inspectors, animal breeders, graders and sorters, agricultural equipment operators, and farmworkers and laborers (including crop, nursery, greenhouse, and farm/ranch workers). Farmers, who farm their own land, and farm managers are included under the "management, professional, and related" occupations.

Source: U.S. Bureau of the Census and SEWRPC

Table 2.10
Place of Work^a of Village of Somers, Kenosha County, and Wisconsin Residents: 2019

| Place of Work | Village of Somers | | Kenosha County | | Wisconsin | |
|-----------------------------|-------------------|------------------|----------------|------------------|------------------|------------------|
| | Number | Percent of Total | Number | Percent of Total | Number | Percent of Total |
| Village of Somers | 612 | 14.4 | -- | -- | -- | -- |
| Remainder of Kenosha County | 1,953 | 45.8 | 46,687 | 55.4 | -- | -- |
| Other Wisconsin County | 1,034 | 24.3 | 15,244 | 18.1 | 2,826,088 | 96.2 |
| Outside Wisconsin | 661 | 15.5 | 22,370 | 26.5 | 113,030 | 3.8 |
| Total | 4,260 | 100.0 | 84,301 | 100.0 | 2,939,118 | 100.0 |

^a The place of work Census Data estimates the number of people 16 years of age and older who were both employed and at work during the reference week (generally the week prior to April 1, 2020). People who did not work during this week due to temporary absences and other reasons are not included in the place of work data. Therefore, the place of work data may understate the total employment in a geographic area.

Source: U.S. Bureau of the Census and SEWRPC

SEWRPC CAPR Report No. 342

A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 3

UPDATE OF INVENTORY INFORMATION

Information regarding existing conditions and historic trends with respect to key information on land uses, natural resources, public facilities and services, park and open space sites, and land use regulations is essential to preparing this update to the Village of Somers comprehensive plan. This chapter presents a summary of the updated inventories of those features, which provide an important basis for determining the Village's needs and for identifying potential development policies necessary to meet those needs. The base year for inventory data presented in this chapter ranges from 2015 to 2020. Much of the inventory data has been collected through planning activities conducted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).¹ Additional inventory data has been collected from and by the Village, the County, and State and Federal government agencies including the Wisconsin Department of Natural Resources (WDNR); and the Federal Emergency Management Agency (FEMA).

3.1 EXISTING LAND USES

The Regional Planning Commission's land use inventory delineates and quantifies the area devoted to various urban and non-urban land uses throughout the Southeastern Wisconsin Region. The most recent inventory for the Village of Somers was completed in 2020. Information on the amount of land devoted to various types of land uses in the Village is shown on Map 3.1 and presented in Table 3.1.

¹ SEWRPC maintains such inventories as important references for public officials at the local level, as well as at the Federal and State levels, for use when considering important development decisions, and publishes planning reports to provide a focus for generating enlightened citizen interest in, and action on, plan recommendations.

Land Uses

Agriculture was the predominate land use in the Village of Somers in 2020, accounting for approximately 57 percent of land in the Village. Natural resource areas, consisting of nonfarmed wetlands, woodlands, and surface waters (rivers, streams, and ponds) accounted for another 10 percent of the land in the Village. Nonurban land uses, including agriculture, natural resource areas, and open land uses together encompassed about 74 percent of the Village in 2020, compared to about 78 percent in 2000 (the date of existing land use information in the current comprehensive plan).

The remaining 26 percent of the Village was developed for urban uses in 2020 compared to 22 percent in 2000, and the number of acres in all urban land use categories increased between 2000 and 2020. Residential, street and highway, and recreational uses made up most of the urban land uses in 2020. Residential uses, which will be discussed in further detail in Chapter 5 of this plan, accounted for the largest percentage of lands developed for urban use. Residential land encompassed about 1,840 acres, or about 11 percent of the Village with about 91 percent of residential land in the Village being comprised of single-family homes.

Change in land use by category from 2000 to 2020 is presented in Table 3.2. Among urban land use categories, between 2000 and 2020 residential land uses increased by the greatest acreage from about 1,620 to about 1,830 acres, an increase of about 210 acres or 13 percent. Street and highway land uses, discussed further in Section 3.2 of this chapter, constituted the second greatest increase in acreage among urban land uses with an increase of about 150 acres or 17 percent. The greatest percentage increase in any land use category was seen in industrial uses, which include manufacturing, warehousing, outdoor storage areas, and other similar uses. While constituting less than 1 percent of the land in the Village, industrial uses increased by about 177 percent from 2000 to 2020.

3.2 TRANSPORTATION FACILITIES AND SERVICES

Public Streets and Highways

The Village of Somers is served by a well-developed highway transportation system consisting of 96 miles of public streets and highways in 2020. Public streets and highways in the Village are shown on Map 3.2. The Village has direct access to Interstate Highway (IH) 94/41 to the west via CTH KR, CTH E, and CTH S. The Village also has access to Racine County to the north and the City of Kenosha to the South via STH 31 and STH 32. Existing roadway mileage by function and jurisdiction as of 2021 is presented in Table 3.3.

Public Transportation

Public transportation service in the Village is available via Route 1 of the Kenosha Area Transit (KAT) service and Care-A-Van paratransit services. KAT Route 1 operates from 5 am to 7:30 pm with one-hour headways, travelling north-south from UW-Parkside through the City along 30th and 22nd Avenues. Significant destinations in the City of Kenosha that this route connects to include Gateway Technical College, downtown, Festival Foods, and Tremper High School. In association with Kenosha Achievement Center, KAT also provides Care-A-Van paratransit services, which are designed to provide door-to-door transportation for individuals with disabilities who are unable to use the KAT's fixed-route bus service. Refer to the Kenosha County Multi-Jurisdictional Plan for a comprehensive view, including maps, of transit services within the County.

Past studies have recommended commuter rail service in the Kenosha, Racine, and Milwaukee corridor, referred to as Kenosha-Racine-Milwaukee (KRM) Commuter Link. There were nine commuter rail stations proposed for the corridor, including a station in the Village of Somers and stations in Milwaukee (Intermodal Station and Bayview), Cudahy, South Milwaukee, Oak Creek, Caledonia, Racine, and Kenosha. The KRM service was also proposed to connect to Chicago via Metra's Union Pacific North line at the Kenosha station. While KRM commuter rail studies were postponed indefinitely in 2011, commuter rail service continues to be recommended for the KRM corridor by VISION 2050, the Region's long-range land use and transportation plan.

Bicycle Facilities

The Village of Somers had approximately 22 miles of bicycle facilities in 2020. Accommodation of bicycles on surface arterial streets and highways includes about 15 miles of available paved shoulders (mostly on STH 31 and CTH E, considered "undesirable" and "moderate" conditions respectively by the Kenosha County Bicycle map) and about 1 mile of bike lanes. The Village has added 4 miles of off-street bicycle paths since the adoption of the previous comprehensive plan, bringing the total miles of existing off-street bicycle paths to approximately 6 miles. Significant expansions have been added to the following off-street bicycle paths:

- Academic Trail from CTH A in Petrifying Springs Park southeast to Wood Road (3 Miles)
- KR Trail from CTH A in Petrifying Springs Park north to the County Line (1 Mile)

3.3 UTILITIES AND COMMUNITY FACILITIES

Sanitary Sewer Service

Areas served by public sanitary sewer service in the Village of Somers in 2010 encompassed a total of about 3.7 square miles or 14 percent of the Village. Sanitary sewer service for most of the Village of Somers is provided by the Greater Kenosha Sanitary Sewer Service Area with just a small area in the far northeastern portion of the Village served by the City of Racine and Environs Sanitary Sewer Service Area. The Village's wastewater is treated at the City of Kenosha sewage treatment plant located along the lakeshore which discharges treated water into Lake Michigan. The planned sewer service areas as amended in 2018 and the area provided with sewer service in 2010 are shown on Map 3.3.

Water Supply

The Village of Somers owns and operates its own water supply system (Somers Water Utility) but purchases water on a wholesale from basis from Kenosha Water Utility as the Village does not have municipal wells, water treatment, or storage facilities. The Village straddles the subcontinental divide, which separates the Great Lakes Basin from the Mississippi River Basin, with land west of 100th Avenue lying outside the Great Lakes Basin. As such, the Village must receive permission from the Wisconsin DNR to divert water out of the Lake Michigan watershed via the Straddling Community Water Diversion Application under the Great Lakes Compact. The Wisconsin DNR approved the Village's application to divert an annual average of 1.2 million gallons of water per day (mgd) in February 2022. Per the Diversion Application, this amount was deemed sufficient to meet the Village's future water supply demands at full buildout.

3.4 EXISTING PARK AND OPEN SPACE SITES

A comprehensive areawide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program.² The inventory is updated periodically and was updated in 2010 as part of the Multi-Jurisdictional Comprehensive Plan for Kenosha County, and in 2011 for use in preparing the Park and Open Space Plan for Kenosha County in 2012. In 2020 the Village's park inventory was updated in conjunction with the land use inventory and includes all park and open space sites owned

² *The regional park and open space plan is documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, November 1977.*

by the State, Kenosha County, local units of government, and privately owned recreation and open space sites. Park and open space sites in the Village are shown on Map 3.4 and listed in Table 3.4.

Park and Open Space Sites Owned by the Village of Somers or School Districts

Since the development of the Kenosha County Park and Open Space Plan in 2012, the Village established two new parks, Deputy Frank Fabiano, Jr. Memorial Park, dedicated in 2008 and Neumiller Woods Park, dedicated in 2010. The addition of Fabiano Park and Neumiller Woods Park increased the total Village-owned park space from 91 acres to 100 acres. The other three existing Village parks include the Country Charm Subdivision Park, Valley View Subdivision Park, Somers Memorial Park, in addition to two parcels set aside for future parks and one open space site. Somers Elementary School, owned by the Kenosha Unified School District, is the only publicly owned school site in the Village.

Park and Open Space Sites Owned by Kenosha County

There are two county-owned park and open space sites within the Village of Somers: Petrifying Springs Park and the Kenosha County Bicycle Trail. Petrifying Springs Park, located adjacent to the University of Wisconsin-Parkside campus, is 349 acres in size and has an 18-hole golf course, hiking and biking trails, a beer garden, dog park, and several pavilions, playgrounds, and playfields. The Kenosha County Bicycle Trail runs from the City of Kenosha north into the City of Racine and includes about 23 acres of County-owned property.

Park and Open Space Sites Owned by the State of Wisconsin

There are two State-owned park and open space sites in the Village of Somers, the University of Wisconsin-Parkside campus and 7th Place Overlook Park. The UW-Parkside site, encompassing 730 acres, includes the university campus, sports fields, and cross country course and is owned by the University of Wisconsin while the 7th Place Overlook Park site is a two-acre passive use drainage swale with a bench and picnic table and views of Lake Michigan.

Private and Public-Interest Park and Open Space Sites

The inventory of park and open space sites also includes a total of six privately owned resource-oriented recreation sites, encompassing 376 acres, and one owned by private organizations for natural resource protection purposes, encompassing 38 acres. Examples of privately owned recreation sites include hunting clubs, stables, golf courses, boat access sites, campgrounds, subdivision parks, and recreation areas associated with private schools.

3.5 AGRICULTURAL RESOURCES

The Regional Planning Commission's land use inventory indicates that agricultural land encompassed about 9,235 acres (14.4 square miles), or 56 percent, of the Village in 2020. While still comprising a majority of the land in the Village, this represents a trend of decreasing agricultural land use in the Village over the last two decades with a decrease of nearly 13 percent from the 10,577 acres of land in agricultural use in 2000. Agricultural land identified in the land use inventory includes cultivated land, pasture land, land used for horticulture and nurseries, and land occupied by farm buildings; it excludes wetland and woodland areas on existing farm units.

3.6 NATURAL RESOURCES

Surface Water Resources

Surface water resources, consisting of streams and lakes, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities, influence the physical development of the Village, provide for wildlife habitat, and enhance its aesthetic quality. Surface water resources and major watersheds in the Village are shown on Map 3.5.

The Village is bisected by the subcontinental divide, which directs water west of the divide into the Upper Mississippi River system and water east of the divide into the Great Lakes system. The Village is situated within several watersheds, including the Pike River watershed and the Lake Michigan direct drainage area, each of which drains into Lake Michigan and the Des Plaines River watershed which is tributary to the Mississippi River system. The Village contains approximately 24 miles of perennial streams - streams that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The Village also has approximately 16,200 feet of coastline with its entire eastern boundary consisting of Lake Michigan shoreline.

Floodplains

Floodplains are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a stream channel. For planning and regulatory purposes, floodplains are normally defined as the areas adjacent to rivers, streams, and lakes that are inundated during the 1-percent-annual-probability (100-year recurrence interval) flood event. Floodplain areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and, generally, of soils poorly suited to urban uses such as hydric soils. Floodplain areas often have important natural resources,

such as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for parks and open space areas. Every effort should be made to discourage incompatible urban development on floodplains, while encouraging compatible park and open space uses. As shown on Map 3.5, approximately 3.0 square miles, or about 12 percent of the total area of the Village, were located within the 1-percent-annual-probability flood hazard area.

Wetlands

Wetlands are important resources for the ecological health and diversity of the County. They provide essential breeding, nesting, resting, and feeding grounds and provide escape cover for many forms of fish and wildlife. Wetlands also contribute to flood mitigation, because such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows. Wetlands may also serve as groundwater recharge and discharge areas. In addition, wetlands help to protect downstream water resources from siltation and pollution by trapping sediments, nutrients, and other water pollutants. The location and extent of wetlands in the Village in 2020, as delineated by the Regional Planning Commission, are shown on Map 3.5. At that time, wetlands covered about 1.2 square miles, or about 5 percent of the Village.

Natural Areas and Critical Species Habitat Areas

A comprehensive inventory of natural areas, critical species habitat sites, and geological sites in Southeastern Wisconsin was completed by the Wisconsin Department of Natural Resources (DNR) and SEWRPC in 1994 and updated in 2010.³ Natural areas and critical species habitat sites identified by the comprehensive inventory and inventory updates are shown on Map 3.6 and listed in Table 3.5.

Natural Areas

Defined as tracts of land or water little modified by human activity, or sufficiently recovered from the effects of such activity, natural areas contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural areas are classified into three categories based on a number of considerations: natural areas of Statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), or natural areas of local significance (NA-3).

³ *The results of the 1994 inventory are documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. The plan update is documented in SEWRPC Amendment to Planning Report No. 42, Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.*

Two natural areas have been identified in the Village: Pike River Bottomland Woods (NA-3) and Petrifying Springs Woods (NA-2). The Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin recommends preserving both sites, a combined 262 acres, through appropriate public interest ownership. Both sites are partially under protective ownership. Ownership of Pike River Bottomland Woods is shared by Hawthorne Hollow Nature Sanctuary and private sources and ownership of Petrifying Springs Woods is shared by Kenosha County, UW-Parkside, and private sources.

Critical Species Habitat Sites

Critical species habitat sites are defined by SEWRPC as areas outside natural areas that support rare, threatened, or endangered plant or animal species. Three critical species habitat sites, Parkside Ski Trail Woods, Parkside Woods, and Berryville Woods have been identified in the Village. Both Parkside Ski Trail Woods and Parkside Woods, 28 and 15 acres respectively, are recommended to be preserved through being retained under protective ownership by UW-Parkside. An additional critical species habitat site, Berryville Woods, has been identified and is recommended to be preserved without protective ownership.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been identifying and delineating areas in the seven-county Region in which concentrations of remaining natural resources occur. Protecting and preserving such areas in essentially natural, open uses is crucial to maintaining both the ecological balance and natural beauty of the Village, the County, as well as Southeastern Wisconsin as a whole.

Identification of environmental corridors is based upon the presence of one or more of the following important natural resources: 1) rivers, streams, lakes, and associated riparian buffers and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high relief topography. Certain other features with recreational, aesthetic, ecological, and natural resource values, including existing and potential parks, open space sites, natural areas, historic sites, and scenic viewpoints, are also considered in the delineation of environmental corridors.

Delineating these natural resource and resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas, which were termed "environmental corridors" by SEWRPC.⁴

⁴ A detailed description of the process of refining the delineation of environmental corridors in Southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2 (March 1981).

Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors serve to link primary environmental corridors or encompass areas containing concentrations of natural resources between 100 and 400 acres in size and at least one mile long. Where secondary corridors serve to link primary environmental corridors, no minimum area or length criteria apply. Isolated natural resource areas are areas at least five acres in size that have important natural resource base elements but are separated physically from primary and secondary environmental corridors by intensive urban or agricultural land uses. As of the last inventory update in 2015, the Village had about 1,256 acres of primary environmental corridors, 356 acres of secondary environmental corridors, and 136 acres of isolated natural resource areas.

Environmental corridors and isolated natural resource areas within the Village are concentrated along Pike Creek, Pike River, and Lake Michigan and are shown on Map 3.7.

3.7 LAND USE REGULATIONS

General Zoning

The entire extent of the Village of Somers is under the jurisdiction of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance (Chapters ZN 1-8 of the Village Municipal Code). While the Village Zoning Ordinance is administered by the Village of Somers Department of Planning and Development, Kenosha County has agreed to provide the Village with zoning, planning, floodplain, shoreland, and wetland professional services and has the authority to enforce the Village's zoning codes. The Village Shoreland/Floodplain Zoning Ordinance includes provisions for protecting floodplains and shorelands in compliance with State-mandated floodplain and shoreland regulatory requirements. The Shoreland/Floodplain Zoning Ordinance applies to shorelands within the Village, as defined under the Statutes.⁵

⁵ *Shorelands are defined as lands within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater. The shoreland protection established under the County Shoreland Zoning Ordinance remains in effect on lands annexed to cities and villages after May 7, 1982; alternative administrative arrangements in this respect are set forth in Section 59.692(7) of the Wisconsin Statutes.*

Map 3.8 shows the pattern of basic zoning districts established under the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance. The extent of the various districts as applied in the Village in 2021 is presented in Table 3.6 and described below.

- Agricultural-related zoning districts were in place on about 10,371 acres (16.2 square miles) of land, or 63 percent of the Village area. The A-1 Agricultural Preservation District, which is necessary for participation in the Wisconsin Farmland Preservation Program, accounted for 7,071 acres (11.0 square miles), or 43 percent of the Village area, and about 68 percent of the agricultural-related zoning.
- Residential districts were in place on about 2,867 acres (4.5 square miles) of land, or 18 percent of the Village area. This includes about 1,318 acres of land in the R-3 through R-5 Urban Single-Family Residential Districts, about 940 acres in the R-2 Suburban Single-Family Residential District, about 308 acres in the R-9 through R-11 Multiple-Family Residential Districts, about 170 acres of land in the R-1 Rural Residential District, about 89 acres of land in the R-12 Mobile Home/Manufactured Home Park Subdivision District, and about 42 acres of land in the R-7 and R-8 Two- and Three-Family Residential District.
- Conservancy districts were in place on about 826 acres (1.3 square miles) of land, or 5 percent of the Village area. This includes about 519 acres of land in the C-1 Lowland Resource Conservancy District and about 307 acres in the C-2 Upland Resource Conservancy District.
- About 2,286 acres (3.6 square miles) of land, or nearly 14 percent of the Village area, were in various institutional, recreational, business, and manufacturing districts. The total area of each of these districts accounted for less than 5 percent of the Village area.
- Overlay districts within the Village zoning ordinance include a Floodplain Overlay District, Planned Unit Development Overlay District, Airport Overlay District, and Rural Cluster Development Overlay District.

Major changes to the Village of Somers Zoning Ordinance since the previous comprehensive plan was adopted in 2015 includes an update to Appendix A relating to definitions and updates of regulations for the following districts: A-4 Agricultural Land Holding District, Floodplain Overlay District, R-9 Multiple Family Residential District, R-10 Multiple Family Residential District, R-11 Multiple Family Residential

District. The Village ordinance was also updated in 2021 to include the requirement that all new subdivisions be served by municipal sanitary sewer.

Shoreland and Floodplain Zoning

Shoreland and floodplain regulations are set forth in the Village of Somers Shoreland/Floodplain Zoning Ordinance. This ordinance includes zoning districts and special regulations for shoreland areas, defined as all lands lying within the following distances of the ordinary high-water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; or 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. The shoreland regulations include restrictions on the removal of vegetation and earth movement, impervious surface standards, and structural setback requirements from streams and lakes. The ordinance also includes the Village's floodplain regulations, which apply to all lands within the 100-year recurrence interval flood hazard areas based on Kenosha County floodplain maps established in 2012, and periodically updated, by the Federal Emergency Management Agency (FEMA) and WDNR.

3.8 CONCLUSIONS

Existing Land Uses

- The Village of Somers is primarily agricultural and has a substantial amount of urban land devoted to residential use. Industrial and commercial uses, while small, have increased significantly in the Village and that growth may be expected to continue as a result of the Village's location within the IH 94 corridor.

Transportation Facilities and Services

- Proximity to IH 94 promotes efficient transportation of goods and freight to and from the Village and may provide an advantage in attracting industrial growth.

Utilities and Community Facilities

- The entirety of the Village lies within an adopted sanitary sewer service area and access to a reliable water supply from Lake Michigan has positioned the Village to attract residential, commercial, and industrial development.

Park and Open Space Sites

- While service offered by current parks owned and maintained by the Village (5.1 acres per 1,000 residents) is roughly half the national median value of 10.4 acres per 1,000 residents,⁶ the Village is already anticipating developing new parks at several sites on Village-owned land. When considering the service offered by all public parks within the Village, (137.6 acres per 1,000 residents) it far exceeds even the national upper quartile of 18.2 acres per 1,000 residents. Access to parks and recreational sites is an asset the Village should continue to emphasize when considering new development.

Natural Resources

- As the Village straddles the subcontinental divide (roughly following 100th Avenue), creeks, perennial streams, and groundwater in the Village east of the divide drain into Lake Michigan and west of the divide drain into the Mississippi River. The natural areas and environmental corridors within the Village are primarily located adjacent to the Pike Creek and Pike River. The Village should continue to focus on protecting these areas from development and degradation to maintain and improve the natural aesthetic and environmental qualities they provide to the area's residents, flora, and fauna.

Land Use Regulations

- The Village's zoning districts are largely consistent with the zoning districts within Kenosha County's zoning ordinance but the Village has an additional residential district (R-4.5: Urban Single-Family Residential) and the County has two additional overlay districts (Historical Overlay District and Town Center Overlay District). This consistency promotes coordination with the County (or other neighboring communities using the County's zoning districts).
- Of the Village's three densest Urban Single-Family Residential Districts, two (R-4.5 and R-6) were unused in 2020 and the third (R-5) accounted for just 51 acres, or 0.3 percent of the land, within the Village. In order to accommodate the significant population growth forecast by SEWRPC while preserving natural resources, the Village could consider expanding the use of these single-family

⁶ Documented in the 2022 National Recreation and Park Association Agency Performance Review. While the report does not offer recommendations for what a minimum service threshold should look like, this national median does provide a solid benchmark for how municipalities are performing in comparison. The report is available on the NRPA website: www.nrpa.org/siteassets/2022-nrpa-agency-performance-review.pdf.

districts that require 20-70% less area per lot than the most prominent urban single-family (R-3 and R-4) districts and promote the expansion of multifamily districts.

- Additional considerations to help the Village adapt a future-focused approach to development and efficiently accommodate the significant population growth forecast by SEWRPC could include any of the following: develop a variety of housing types and sizes suitable for individuals and families across the income spectrum; consider allowing accessory dwelling units (ADUs) in single-family residential districts; adopt mixed-use concepts through the use of Planned Unit Development (PUD) and Town Center Overlay districts; modify housing-unit-to-parking stall ratio to reduce the cost of developing multifamily housing⁷.

⁷ *The National Parking Association (NPA), North America's leading parking trade organization, supports the reduction or elimination of parking minimums to allow developers to set demand-based parking inventory based on free-market concepts. Reducing or eliminating parking minimums across a spectrum of land uses (residential, commercial, industrial, civic) offers the benefit of decreased development costs and increased tax revenue for the Village. In rural communities where on-street parking is not permitted, like the Village of Somers, residential developers who desire to reduce surface lot parking may be required to provide more in-unit or shared-space storage (basement storage facilities) for residents who may use garage space primarily for storage instead of parking.*

Table 3.1
Existing Land Use in the Village of Somers: 2000, 2010, and 2020^a

| Land Use Category ^b | 2000 | | | 2010 | | | 2020 | | |
|--|--------|----------------------------|------------------|--------|----------------------------|------------------|--------|----------------------------|------------------|
| | Acres | Percent of Urban/ Nonurban | Percent of Total | Acres | Percent of Urban/ Nonurban | Percent of Total | Acres | Percent of Urban/ Nonurban | Percent of Total |
| Urban | | | | | | | | | |
| Residential | | | | | | | | | |
| Single-Family | 1,542 | 42.4 | 9.4 | 1,628 | 41.0 | 10.0 | 1,679 | 39.8 | 10.3 |
| Multifamily | 82 | 2.2 | 0.5 | 123 | 3.1 | 0.8 | 157 | 3.7 | 1.0 |
| Residential Subtotal | 1,624 | 44.6 | 9.9 | 1,751 | 44.1 | 10.8 | 1,836 | 43.5 | 11.3 |
| Commercial | 62 | 1.7 | 0.4 | 108 | 2.7 | 0.7 | 121 | 2.9 | 0.7 |
| Industrial | 35 | 1.0 | 0.2 | 37 | 0.9 | 0.2 | 97 | 2.3 | 0.6 |
| Transportation, Communication, and Utilities (TCU) | | | | | | | | | |
| Street and Highway | 899 | 24.7 | 5.5 | 1,019 | 25.7 | 6.2 | 1,051 | 24.9 | 6.4 |
| Railroads | 156 | 4.3 | 1.0 | 156 | 3.9 | 1.0 | 156 | 3.7 | 1.0 |
| Other | 23 | 0.6 | 0.1 | 35 | 0.9 | 0.2 | 41 | 1.0 | 0.3 |
| TCU Subtotal | 1,078 | 29.6 | 6.6 | 1,210 | 30.5 | 7.4 | 1,248 | 29.6 | 7.7 |
| Governmental and Institutional | 264 | 7.3 | 1.6 | 271 | 6.8 | 1.7 | 273 | 6.5 | 1.7 |
| Recreational | 538 | 14.8 | 3.3 | 532 | 13.4 | 3.3 | 539 | 12.8 | 3.3 |
| Unused Urban | 38 | 1.0 | 0.2 | 61 | 1.5 | 0.4 | 105 | 2.5 | 0.6 |
| Urban Subtotal | 3,639 | 100.0 | 22.2 | 3,970 | 100.0 | 24.3 | 4,219 | 100.0 | 25.8 |
| Nonurban | | | | | | | | | |
| Natural Areas | | | | | | | | | |
| Surface Water | 53 | 0.4 | 0.3 | 84 | 0.7 | 0.5 | 99 | 0.8 | 0.6 |
| Wetlands | 480 | 3.8 | 2.9 | 670 | 5.4 | 4.1 | 751 | 6.2 | 4.6 |
| Woodlands | 559 | 4.4 | 3.4 | 724 | 5.8 | 4.4 | 852 | 7.0 | 5.2 |
| Natural Areas Subtotal | 1,092 | 8.6 | 6.6 | 1,478 | 11.9 | 9.0 | 1,702 | 14.0 | 10.4 |
| Agricultural | 10,557 | 83.0 | 64.5 | 10,093 | 79.4 | 61.7 | 9,235 | 72.6 | 56.5 |
| Unused Rural | 1,070 | 8.4 | 6.5 | 817 | 6.6 | 5.0 | 1,202 | 9.9 | 7.4 |
| Nonurban Subtotal | 12,719 | 100.0 | 77.8 | 12,388 | 100.0 | 75.7 | 12,139 | 100.0 | 74.2 |
| Total | 16,358 | -- | 100.0 | 16,358 | -- | 100.0 | 16,358 | -- | 100.0 |

^a Prior to incorporation by the Village of Somers in 2015, the municipality was the Town of Somers. To provide a means of comparison for changes in land use, calculations reflect the existing land use for the years 2000, 2010, and 2020 within the Village Boundaries as of 2021.

^b Off-street parking is included with the associated land use.

Source: SEWRPC

Table 3.2
Change in Land Use in the Village of Somers: 2000, 2010, and 2020^a

| Land Use Category ^b | 2000-2010 | | 2010-2020 | | 2000-2020 | |
|--|-----------------|----------------|-----------------|----------------|-----------------|----------------|
| | Change in Acres | Percent Change | Change in Acres | Percent Change | Change in Acres | Percent Change |
| Urban | | | | | | |
| Residential | | | | | | |
| Single-Family | 86 | 5.6 | 51 | 3.1 | 137 | 8.9 |
| Multifamily | 41 | 50.0 | 34 | 26.8 | 75 | 90.2 |
| Residential Subtotal | 127 | 7.8 | 85 | 4.8 | 212 | 13.0 |
| Commercial | 46 | 74.2 | 13 | 12.0 | 59 | 95.2 |
| Industrial | 2 | 5.7 | 60 | 162.2 | 62 | 177.1 |
| Transportation, Communication, and Utilities (TCU) | | | | | | |
| Street and Highway | 120 | 13.5 | 32 | 3.2 | 1542 | 17.1 |
| Railroads | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Other | 12 | 52.2 | 6 | 17.1 | 18 | 78.3 |
| TCU Subtotal | 132 | 12.3 | 38 | 3.2 | 170 | 16.0 |
| Governmental and Institutional | 7 | 2.7 | 2 | 0.7 | 9 | 0.8 |
| Recreational | -6 | -1.1 | 7 | 1.3 | 1 | 0.2 |
| Unused Urban | 23 | 56.4 | 44 | 72.1 | 67 | 169.2 |
| Urban Subtotal | 331 | 9.1 | 249 | 6.3 | 580 | 15.9 |
| Nonurban | | | | | | |
| Natural Areas | | | | | | |
| Surface Water | 31 | 58.5 | 15 | 17.9 | 46 | 86.8 |
| Wetlands | 190 | 39.6 | 81 | 12.1 | 271 | 56.5 |
| Woodlands | 165 | 29.5 | 128 | 17.7 | 293 | 52.4 |
| Natural Areas Subtotal | 386 | 32.6 | 224 | 15.2 | 610 | 55.9 |
| Agricultural | -464 | -4.4 | -858 | -8.5 | -1,322 | -12.5 |
| Unused Rural | -253 | -23.6 | 385 | 47.2 | 132 | 12.4 |
| Nonurban Subtotal | -331 | 2.6 | -249 | -2.0 | -580 | -4.6 |

^a Prior to incorporation by the Village of Somers in 2015, the municipality was the Town of Somers. To provide a means of comparison for changes in land use, calculations reflect the existing land use for the years 2000, 2010, and 2020 within the Village Boundaries as of 2021.

^b Off-street parking is included with the associated land use.

Source: SEWRPC

Table 3.3
Street and Highway Mileage by Jurisdictional Classification in the Village of Somers: 2021

| Classification | Municipal Jurisdiction | County Jurisdiction | State Jurisdiction | Federal Jurisdiction | Total Miles |
|-----------------------|-------------------------------|----------------------------|---------------------------|-----------------------------|--------------------|
| Arterial | 1.5 | 17.6 | 16.9 | 10.9 | 46.9 |
| Collector | 0.0 | 16.7 | 0.0 | 0.0 | 16.7 |
| Local | 30.6 | 1.9 | 0.0 | 0.0 | 32.5 |
| Total | 32.1 | 36.2 | 16.9 | 10.9 | 96.1 |

Source: Wisconsin Department of Transportation and SEWRPC

Table 3.4
Park and Open Space Sites in the Village of Somers: 2020

| Number on Map 3.4 | Site Name | Ownership | Acreage |
|--------------------------|--|------------------------------------|----------------|
| 1 | UW-Parkside Recreation Area and Open Space | State of Wisconsin | 730 |
| 2 | Kenosha County Bicycle Trail | Kenosha County | 23 |
| 3 | Petrifying Springs Park and Golf Course | Kenosha County | 349 |
| 4 | Country Charm Subdivision Park | Village of Somers | 2 |
| 5 | Fabiano Park | Village of Somers | 1 |
| 6 | Neumiller Woods Park | Village of Somers | 8 |
| 7 | Open Space Site | Village of Somers | 8 |
| 8 | Somers Memorial Park | Village of Somers | 19 |
| 9 | Village Land (Future Community Park) | Village of Somers | 36 |
| 10 | Village Land (Future Park) | Village of Somers | 24 |
| 11 | Valley View Subdivision Park | Village of Somers | 2 |
| 12 | Somers Elementary School | Kenosha Unified School District | 20 |
| 13 | Shoreland Lutheran High School | Shoreland Lutheran High School | 23 |
| 14 | Trefoil Oaks Girl Scout Camp | Girl Scouts of Wisconsin Southeast | 12 |
| 15 | Jerry Smith Produce and Country Store | JSPPF Holdings LLC | 23 |
| 16 | Maplecrest Country Club | Maplecrest Country Club Inc. | 166 |
| 17 | Scores Sports Bar and Grill | 1200 Green Bay Road LLC | 9 |
| 18 | Kenosha Country Club | Kenosha Country Club Inc. | 142 |
| 19 | Hawthorn Hollow | Hyslop Foundation Inc. | 38 |
| 20 | 7th Place Overlook Park | State of Wisconsin | 2 |
| Total | | 20 Sites | 1,637 |

Source: SEWRPC

Table 3.5
Natural Areas and Critical Species Habitat Sites Within the Village of Somers: 2020

| Number on Map 3.6 | Site Name | Site Type^a | Size (acres) | Site Description or Species of Concern^b |
|--------------------------|-----------------------------|------------------------------|---------------------|--|
| 1 | Pike River Bottomland Woods | NA-3 | 65 | Good-quality wet-mesic forest in lowlands and dry-mesic forest on uplands bordering the Pike River. Contains a rich and diverse ground flora. A small prairie remnant is present within the Hawthorn Hollow Nature Sanctuary. This is probably the most natural remaining stretch of the Pike River |
| 2 | Petrifying Springs Woods | NA-2 | 197 | A rich southern mesic to dry-mesic hardwood forest dominated by white and red oaks, white ash, sugar maple, and basswood. The undulating topography is covered by a very diverse spring flora, including a large population of twinleaf (<i>Jeffersonia diphylla</i>) (R), a State-designated species of special concern. One of the better woodland areas remaining in Southeastern Wisconsin |
| 3 | Parkside Ski Trail Woods | CSH | 28 | Moderate quality dry-mesic woods |
| 4 | Parkside Woods | CSH | 15 | Moderate quality dry-mesic woods |
| 5 | Berryville Woods | CSH | 3 | Small woodlot containing only State population of black gum (<i>Nyssa sylvatica</i>) (R) |

^a Site types are defined as follows:

- NA-1 Natural area of Statewide or greater significance*
- NA-2 Natural area of countywide or regional significance*
- NA-3 Natural area of local significance*
- CSH Critical species habitat site*
- GA-1 Geological site of Statewide or greater significance*
- GA-2 Geological site of countywide or regional significance*
- GA-3 Geological site of local significance*

^b Species of concern are classified as follows:

- E - refers to species designated as endangered*
- T - refers to species designated as threatened*
- R - refers to species designated as rare or special concern.*

^c Data on species of concern not yet published.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC

Table 3.6
Basic Zoning Districts in the Village of Somers: 2021

| District Name | Minimum Lot Size/Maximum Density | Area | |
|---|---|--------|------------------|
| | | Acres | Percent of Total |
| Agricultural | | | |
| A-1: Agricultural Preservation | 35 acres | 7,071 | 43.2 |
| A-2: General Agricultural | 10 acres | 2,653 | 16.2 |
| A-3: Agricultural-Related Manufacturing, Warehousing, and Marketing | 5 acres | 32 | 0.2 |
| A-4: Agricultural Land Holding | 35 acres | 615 | 3.8 |
| AE-1: Agricultural Equestrian Cluster Single-Family Residential | Equestrian Facility: 10 acres Residential: 60,000 sq. ft. | -- | -- |
| Agricultural Subtotal | | 10,371 | 63.4 |
| Residential | | | |
| R-1: Rural Residential | 5 acres | 170 | 1.0 |
| R-2: Suburban Single-Family Residential | 40,000 sq. ft. | 940 | 5.8 |
| R-3: Urban Single-Family Residential | 20,000 sq. ft. | 782 | 4.8 |
| R-4: Urban Single-Family Residential | 15,000 sq. ft. | 485 | 3.0 |
| R-4.5: Urban Single-Family Residential | 12,000 sq. ft. | -- | -- |
| R-5: Urban Single-Family Residential | 10,000 sq. ft. | 51 | 0.3 |
| R-6: Urban Single-Family Residential | 6,000 sq. ft. | -- | -- |
| R-7: Suburban Two-Family and Three-Family Residential | Two-family dwelling: 80,000 sq. ft. Three-family dwelling: 100,000 sq. ft. | 7 | 0.1 |
| R-8: Urban Two-Family Residential | 20,000 sq. ft. | 35 | 0.2 |
| R-9: Multiple Family Residential | 10,000 sq. ft. | 161 | 1.0 |
| R-10: Multiple Family Residential | Up to 8.7 DU per net developable acre 12,000 sq. ft. | 2 | 0.0 |
| R-11: Multiple Family Residential | Up to 10.8 DU per net developable acre 20,000 sq. ft. | 145 | 0.9 |
| R-12: Mobile Home/Manufactured Home Park/Subdivision Residential | Up to 12.4 DU per net developable acre 7,500 sq. ft. | 89 | 0.5 |
| Residential Subtotal | | 2,867 | 17.6 |
| Commercial | | | |
| B-1: Neighborhood Business | Sewered: 10,000 sq. ft. Unsewered: 40,000 sq. ft. ^a | 6 | 0.0 |
| B-2: Community Business | Sewered: 10,000 sq. ft. Unsewered: 40,000 sq. ft. ^a | 35 | 0.2 |
| B-3: Highway Business | 40,000 sq. ft. | 120 | 0.7 |
| B-4: Planned Business | 2 acres | 160 | 1.0 |
| B-5: Wholesale Trade and Warehousing | Sewered: 10,000 sq. ft. Unsewered: 40,000 sq. ft. ^a | 10 | 0.1 |
| BP-1: Business Park | Minimum Tract Size: 35 acres Minimum Lot Size: 3 acres | 324 | 2.0 |
| B-94: Interstate Highway 94 Special Business | 2.5 acres | -- | -- |
| Commercial Subtotal | | 655 | 4.0 |
| Industrial | | | |
| M-1: Limited Manufacturing | Sewered: 10,000 sq. ft. Unsewered: 40,000 sq. ft. ^a | 39 | 0.2 |
| M-2: Heavy Manufacturing | 40,000 sq. ft. | 16 | 0.1 |
| M-3: Mineral Extraction | -- ^b | 10 | 0.1 |
| M-4: Sanitary Landfill and Hazardous Waste Disposal | 10 acres | -- | -- |
| Industrial Subtotal | | 65 | 0.4 |
| Public | | | |
| I-1: Institutional | Sewered: 10,000 sq. ft. Unsewered: 40,000 sq. ft. ^a | 798 | 4.9 |
| PR-1: Park-Recreational | -- ^c | 769 | 4.7 |
| Public Subtotal | | 1,567 | 9.6 |

Table continued on next page.

| District Name | Minimum Lot Size/Maximum Density | Area | |
|------------------------------------|----------------------------------|--------|------------------|
| | | Acres | Percent of Total |
| Conservancy | | | |
| C-1: Lowland Resource Conservation | -- | 519 | 3.2 |
| C-2: Upland Resource Conservation | 5 acres | 307 | 1.9 |
| Conservancy Subtotal | | 826 | 5.0 |
| Total | | 16,351 | 100.0 |

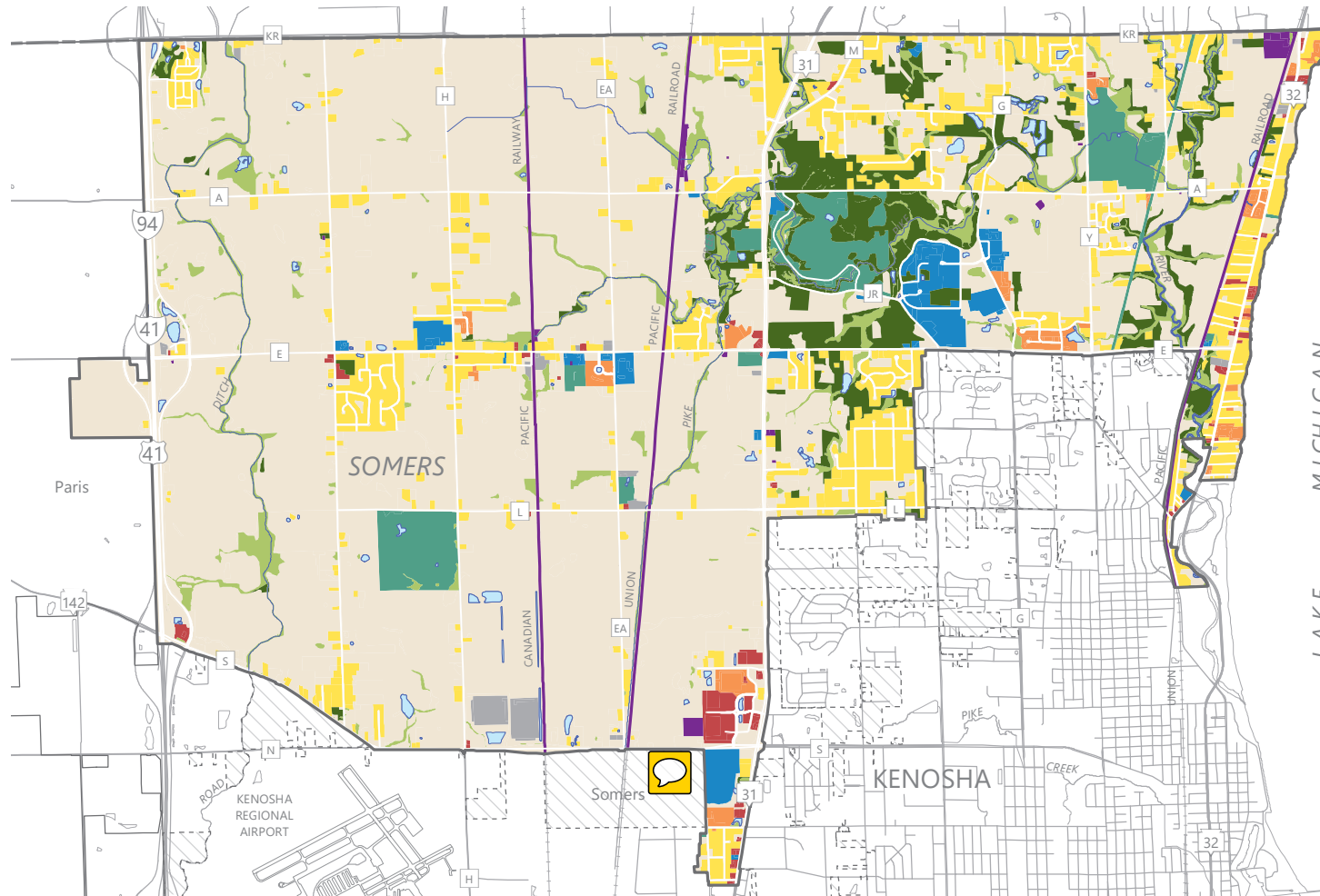
^a Section 3.04 of the Village Zoning Ordinance specifies that the width and area of all lots not served by a public sanitary sewage system or other approved system shall be sufficient to permit the use of an on-site soil absorption sewage disposal designed in accordance with all state and local laws, regulations, and ordinances and that on-site sewage disposal absorption systems shall be located on the same parcel of land as the building or buildings which are serviced by it. The width of all lots which have soils suitable for the use of an on-site soil absorption sewage disposal system shall not be less than 150 feet and the area of all such lots shall not be less than 40,000 sq. ft. per DU to be constructed on the lot.













^b Sufficient area for all structures, the extractive industrial operation, off-street parking and loading, and all required yards.

^c Sufficient area for the principal structure or use and accessory structures, off-street parking and loading, the disposal of sanitary waste if a public sanitary sewage system is not available, and required yards.

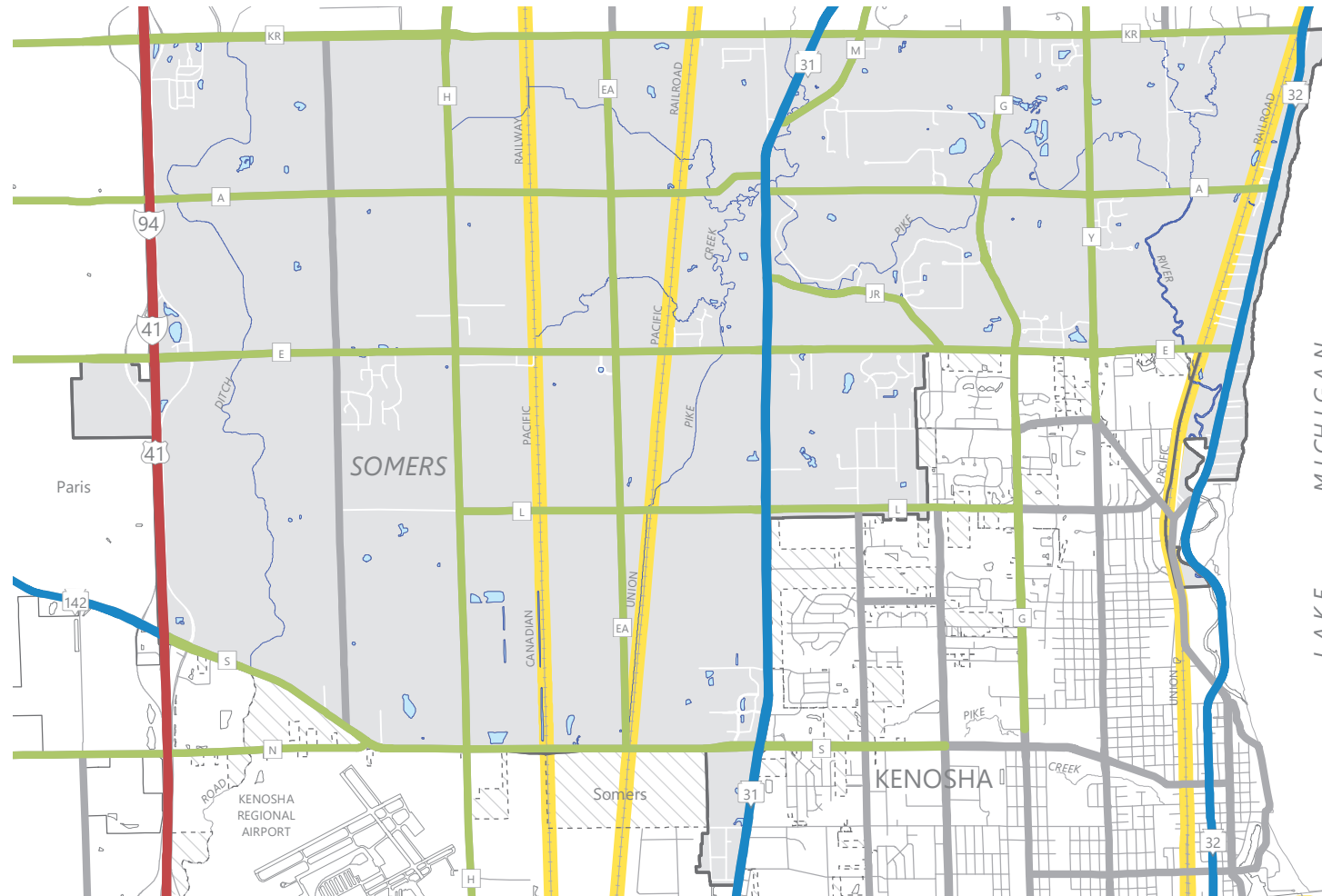
Source: Village of Somers and SEWRPC

Map 3.1
Existing Land Uses in the Village of Somers: 2020




- | | | | | | |
|---|---------------------------|---|--|---|-----------------------------------|
|  | SINGLE-FAMILY RESIDENTIAL |  | STREETS AND HIGHWAYS |  | AGRICULTURAL AND OTHER OPEN LANDS |
|  | MULTIFAMILY RESIDENTIAL |  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITIES |  | WETLANDS |
|  | COMMERCIAL |  | GOVERNMENTAL AND INSTITUTIONAL |  | WOODLANDS |
|  | INDUSTRIAL |  | RECREATIONAL |  | SURFACE WATER |

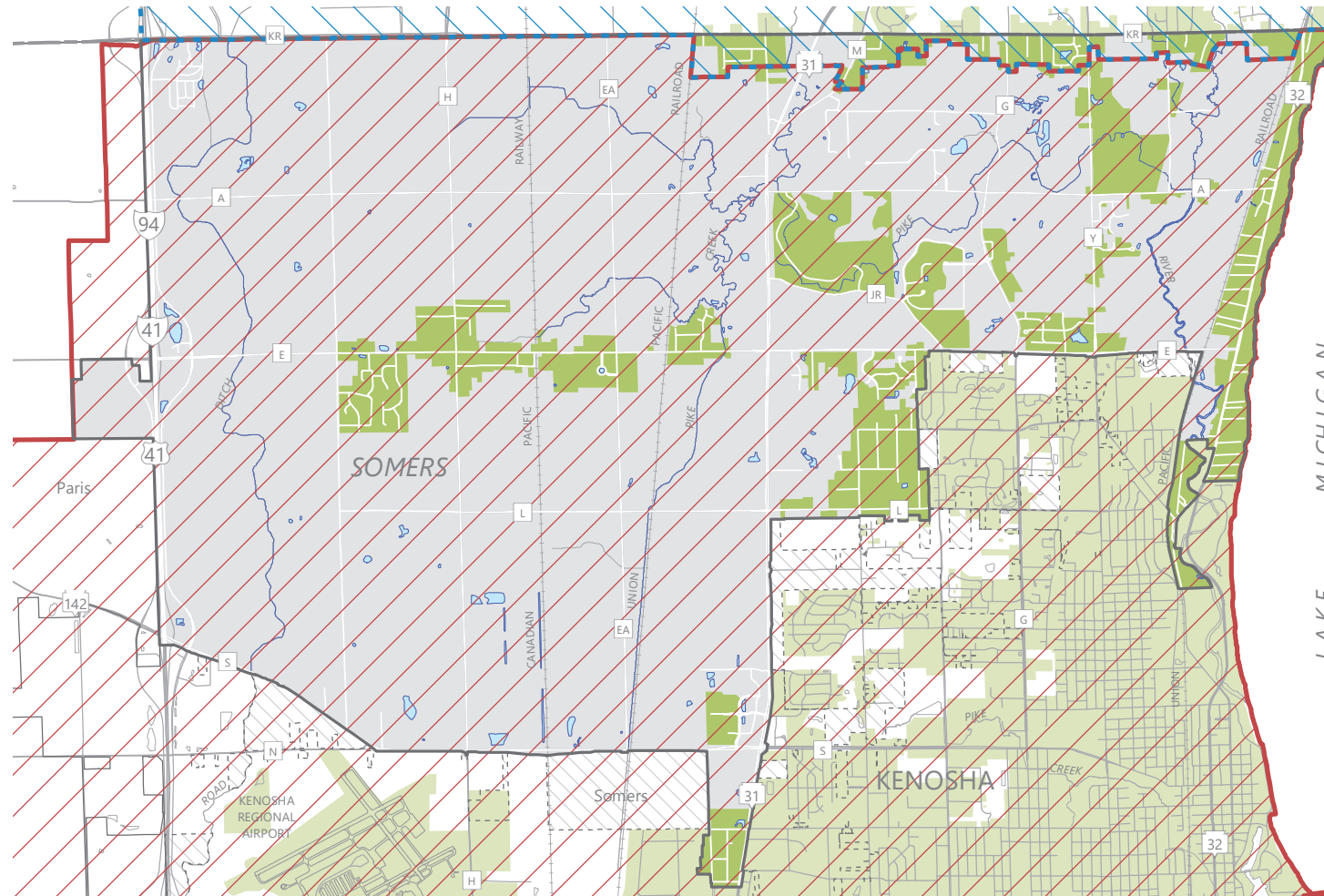
Map 3.2
Existing Arterial Streets and Highways and Freight Rail in the Village of Somers: 2020







- INTERSTATE HIGHWAY
- STATE HIGHWAY
- COUNTY TRUNK HIGHWAY
- MAJOR LOCAL ROAD
- FREIGHT RAILROAD


 0 0.25 0.5 0.75 1 Miles
 Source: SEWRPC

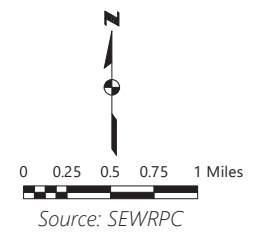
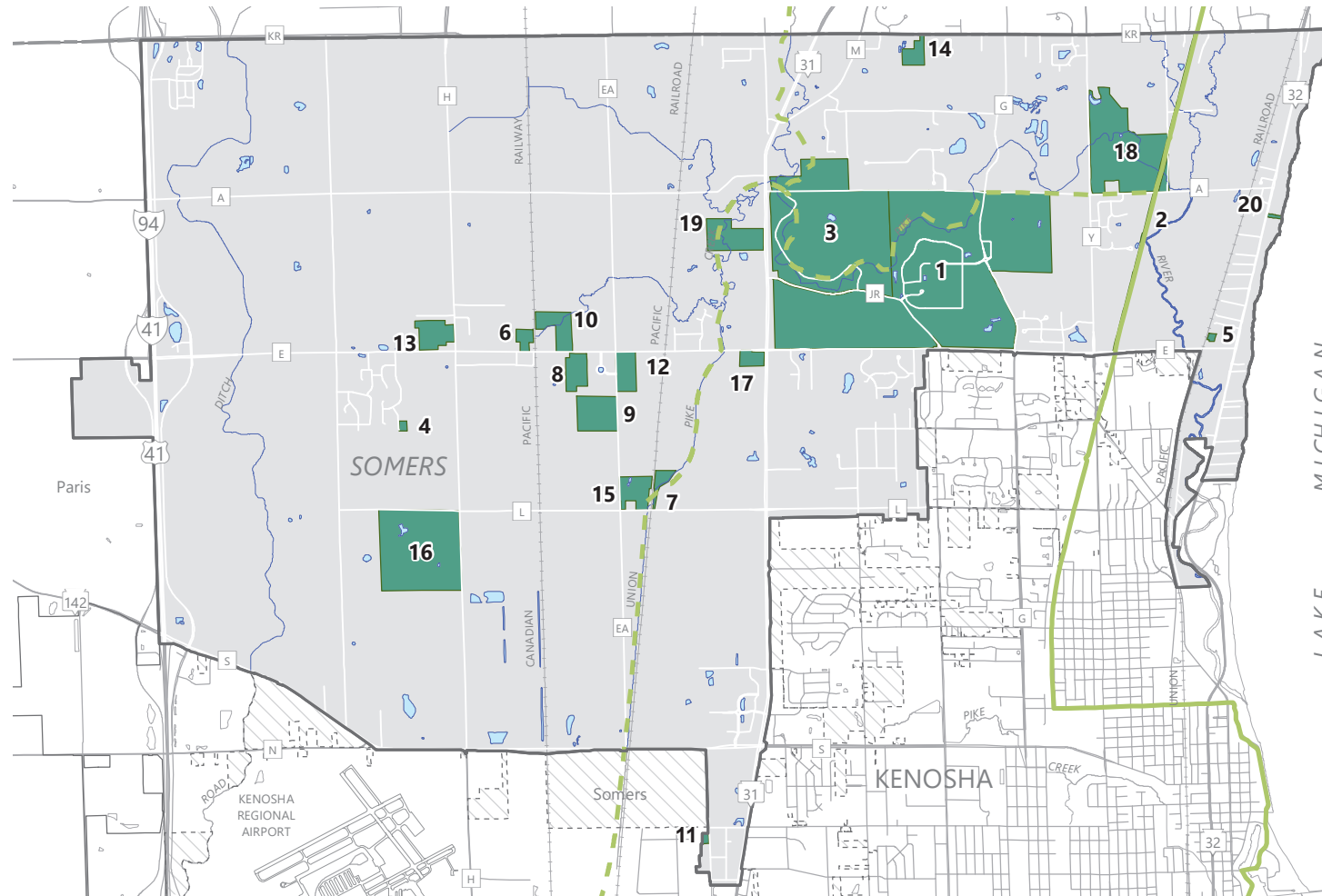
Map 3.3
Sewer Service Areas and Area Served by Sewer in the Village of Somers :2020



SEWER SERVICE AREAS: SEPTEMBER 2019

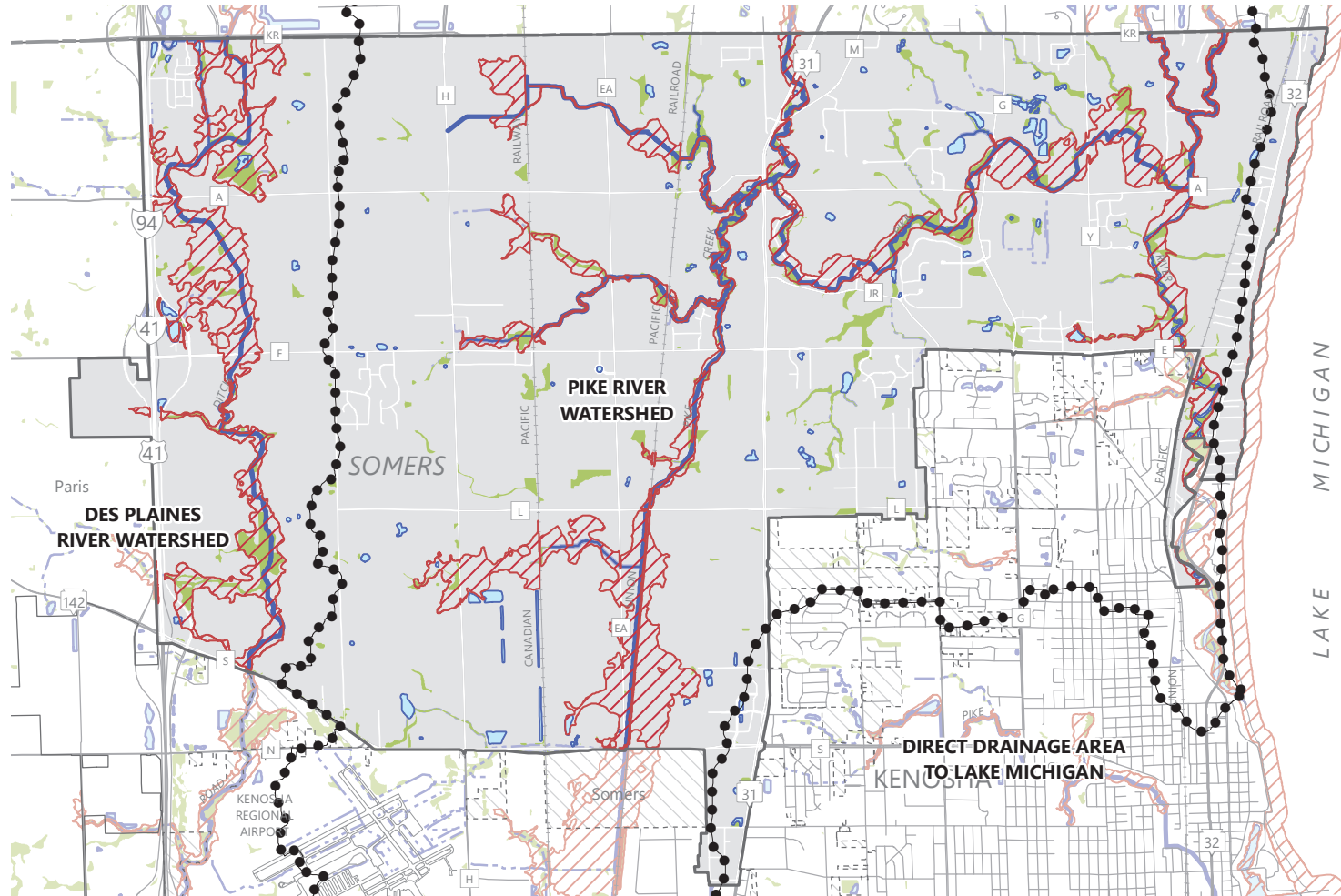
-  KENOSHA WATER UTILITY 
-  RACINE WASTEWATER UTILITY
-  AREA SERVED BY SEWER: 2010







Map 3.4
Park and Open Space Sites in the Village of Somers: 2020

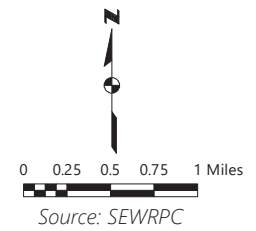


- PARK AND OPEN SPACE SITE
- EXISTING RECREATION TRAIL
- 1** REFERENCE NUMBER (SEE TABLE 3.X)
- PROPOSED RECREATION TRAIL (GENERAL LOCATION)

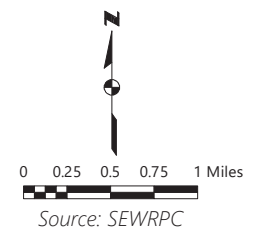
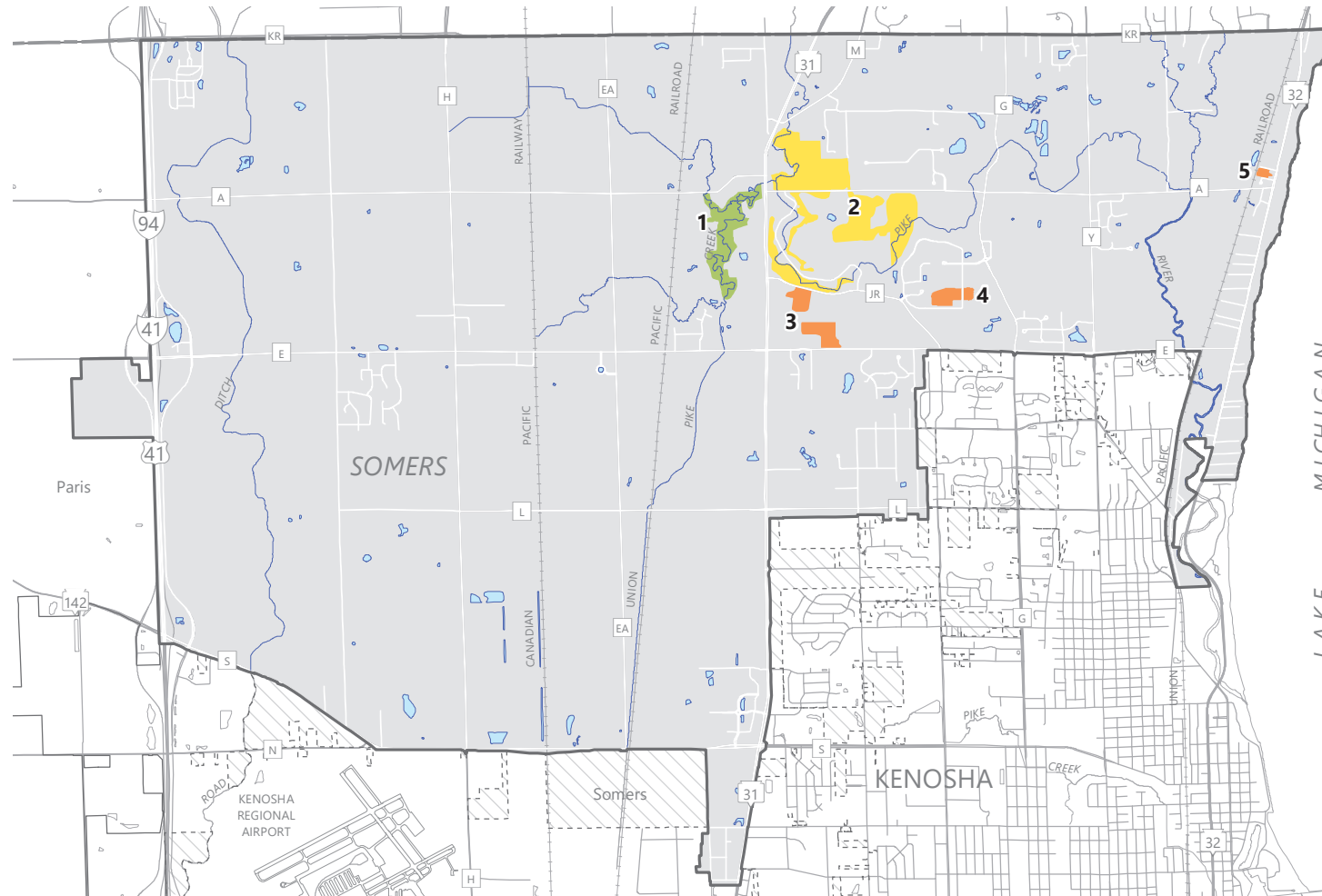
Map 3.5
Surface Water Resources, Wetlands, and Floodplains in the Village of Somers: 2020



- | | | | |
|---|---|---|--------------------|
|  | 1-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAIN (FIS AUGUST 2019 - KENOSHA, FEBRUARY 2019 - RACINE) |  | WATERSHED BOUNDARY |
|  | PERENNIAL STREAM |  | WETLANDS |
|  | INTERMITTENT STREAM |  | SURFACE WATER |



Map 3.6
Natural Areas, Critical Species Habitat Sites, and Geological Sites in the Village of Somers: 2020

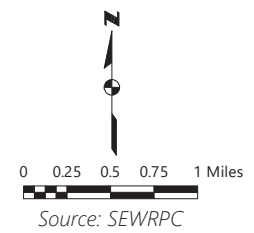
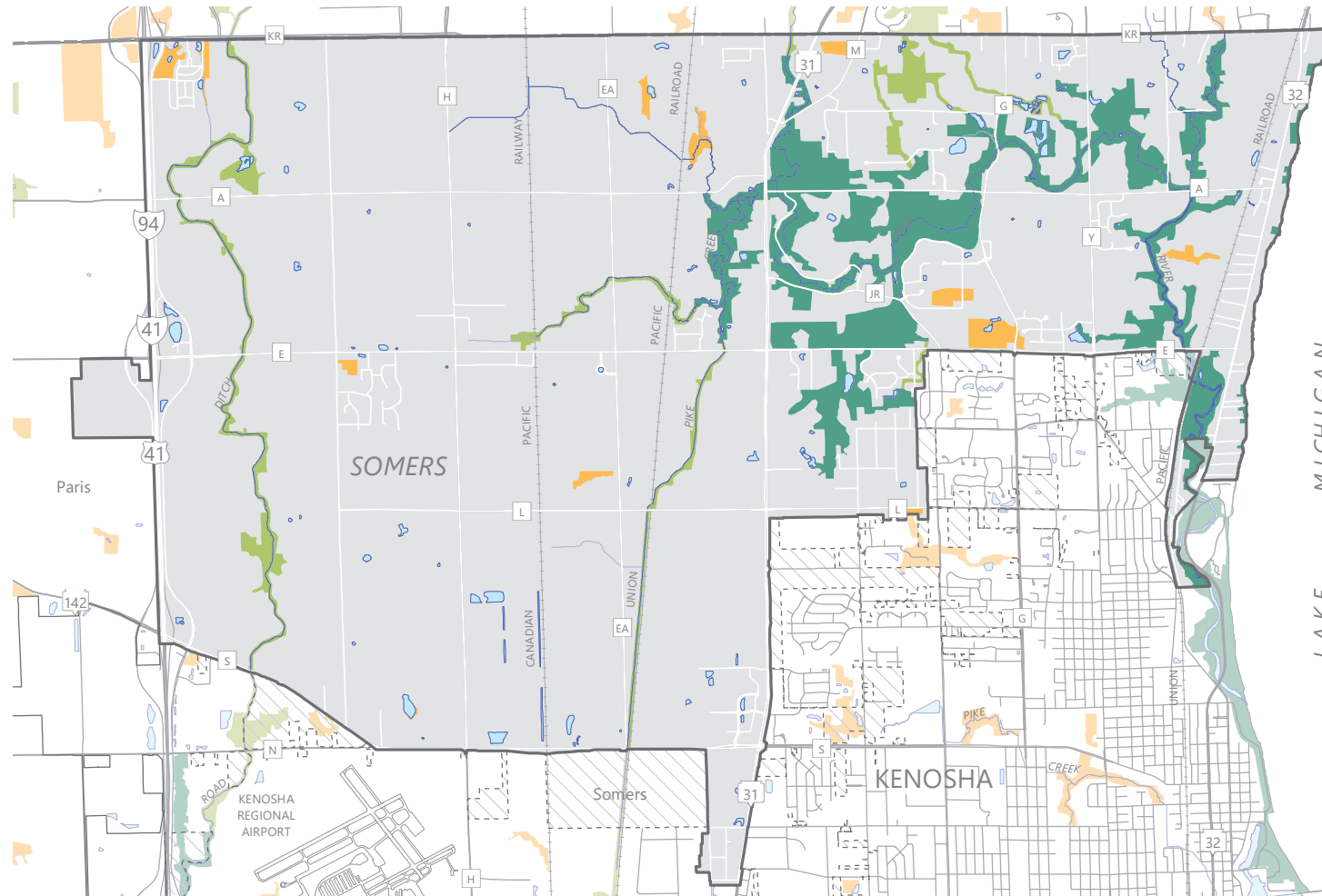






- NATURAL AREA OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (NA-2)
- SURFACE WATER
- NATURAL AREA OF LOCAL SIGNIFICANCE (NA-3)
- CRITICAL SPECIES HABITAT SITE

1 REFERENCE NUMBER
 (SEE TABLE 3.X)

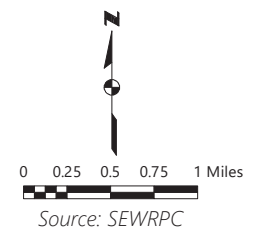
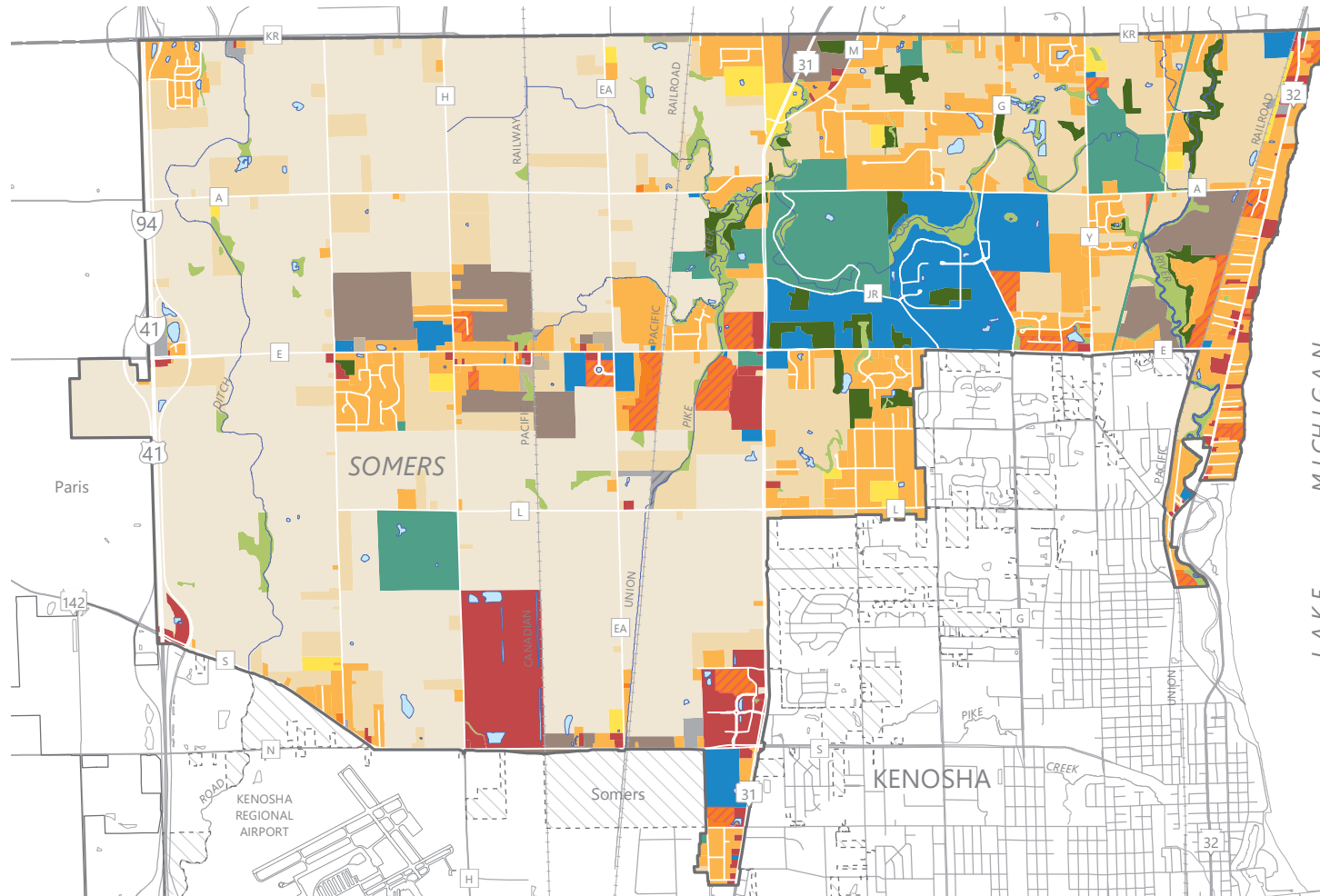
Map 3.7
















Environmental Corridors and Isolated Natural Resource Areas in the Village of Somers: 2020



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  SURFACE WATER

Map 3 Existing Zoning Districts in the Village of Somers: 2020



| | | | | | |
|---|---|---|--|---|--|
|  | A-1 AGRICULTURAL PRESERVATION DISTRICT |  | R-2, R-3, R-4, R-5, AND R-12 SINGLE-FAMILY RESIDENTIAL DISTRICTS |  | M-3 MINERAL EXTRACTION DISTRICT |
|  | A-2 GENERAL AGRICULTURAL DISTRICT |  | R-7 AND R-8 TWO- AND THREE-FAMILY RESIDENTIAL DISTRICTS |  | I-1 INSTITUTIONAL DISTRICT |
|  | A-3 AGRICULTURAL-RELATED MANUFACTURING, WAREHOUSING, AND MARKETING DISTRICT |  | R-9, R-10, AND R-11 MULTIFAMILY RESIDENTIAL DISTRICTS |  | PR-1 PARK-RECREATIONAL DISTRICT |
|  | A-4 AGRICULTURAL LAND HOLDING DISTRICT |  | B-1, B-2, B-3, B-4, B-5 AND BP-1 BUSINESS DISTRICTS |  | C-1 LOWLAND RESOURCE CONSERVATION DISTRICT |
|  | R-1 RURAL RESIDENTIAL DISTRICT |  | M-1 AND M-2 MANUFACTURING DISTRICTS |  | C-2 UPLAND RESOURCE CONSERVATION DISTRICT |

SEWRPC CAPR Report No. 342

A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 4

**UPDATE OF COUNTY AND REGIONAL PLANS AND
VILLAGE PLANS AND ORDINANCES**

Previous chapters of this report present information about existing population, land uses, natural resources, park and open space sites, other public facilities, and regulations in the Village of Somers that will inform the comprehensive plan update. This chapter describes important regional, County, and Village plans and studies that have been completed or updated since the adoption of the Village comprehensive plan in 2015, which should also be considered in the plan update.

4.1 REGIONAL OR AREAWIDE PLANS

VISION 2050 – Regional Land Use and Transportation Plan

VISION 2050, the Region’s advisory long-range land use and transportation plan,¹ sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region through the year 2050. The plan includes two major components, a recommended land use component and a recommended transportation component. Implementing the plan ultimately relies on the actions of local, county, State, and Federal agencies, and units of government in conjunction with the private sector.

¹ Documented in SEWRPC Planning Report No. 55, VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin: 2050. The plan was adopted by the Regional Planning Commission on July 29, 2016. A second edition of the report, along with SEWRPC Memorandum Report No. 243, 2020 Review and Update of VISION 2050, were adopted by the Regional Planning Commission on June 17, 2020, to assess implementation progress, transportation system performance, original forecast projections, and updated financial and equity analyses.

VISION 2050 recognizes that the Region has reached a pivotal time in its development, and more than ever the Region will need to compete with other areas to attract residents and businesses. In that light, VISION 2050 proposes to build on our strengths and seeks to improve where we do not compete well with our peers. In short, VISION 2050 recommends:

- Preserving the Region's most productive farmland and primary environmental corridors, which encompass the best remaining features of the natural landscape.
- Encouraging more compact development, ranging from high-density transit-oriented development to neighborhoods with homes within walking distance of parks, schools, and businesses.
- Keeping existing major streets in good repair and efficiently using the capacity of existing streets and highways.
- Strategically adding capacity on highly congested streets and highways, incorporating "complete streets" roadway design concepts to provide safe and convenient travel for all, and addressing key issues related to moving goods within and through the Region.
- Enhancing the Region's bicycle and pedestrian network to improve access to activity centers, neighborhoods, and other destinations.
- Significantly improving and expanding public transit to support compact growth and enhance the attractiveness and accessibility of the Region.

Map 4.1 shows the recommended development pattern from the VISION 2050 land use component as it pertains to the Village of Somers. The arterial streets and highways recommendations in the VISION 2050 Plan are shown on Map 4.2.

Every four years, SEWRPC conducts an interim review and update of the regional land use and transportation plan, in part to address Federal requirements. The 2020 Review and Update assessed implementation to date of VISION 2050, reviewed the year 2050 forecasts underlying the plan, and monitored current transportation system performance. The 2020 Review and Update examined whether it remains reasonable for the recommendations in VISION 2050 to be accomplished over the next 30 years, given the

implementation of the plan to date and available and anticipated funding. The review reaffirmed the key plan recommendations.

Comprehensive Economic Development Strategy

The Commission completed work on a Comprehensive Economic Development Strategy (CEDS) for Southeastern Wisconsin in 2021. The CEDS is a public/private collaboration to develop a strategy-driven plan for regional economic development in Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. It was led by the Milwaukee 7 Regional Economic Development Partnership (M7) and prepared in collaboration with the Southeastern Wisconsin Regional Planning Commission (SEWRPC), with input from M7's Regional Economic Partnership (REP) working group and other stakeholders. The REP consists of the primary economic development professionals from all seven counties, the City of Milwaukee, We Energies, M7, and SEWRPC.

The U.S. Economic Development Administration (EDA) requires regions to update the CEDS every five years. Adoption of the updated CEDS by a county makes county and local governments in that county with EDA-defined economically distressed areas eligible to apply for grants under the EDA's Public Works and Economic Adjustment programs. These programs provide funding for infrastructure projects and revolving loan funds and other business assistance programs. In addition, adoption of the CEDS by each county and SEWRPC enables the Region to apply to EDA for designation as an Economic Development District (EDD). Designation as an EDD would make the Region eligible for support from EDA through its Partnership Planning program to help implement the CEDS, to prepare updates as needed to refine the economic development strategies called for in the CEDS, and to identify and prioritize the actions needed to carry out the strategies. It would also expand eligibility for communities and organizations in the Region to apply for infrastructure and planning project funding from EDA, if they can demonstrate that the project will benefit an economically distressed community.

The strategy identifies six key business clusters as having the best potential for economic growth, expansion, and attraction in the Region. Those clusters are 1) energy, power, and controls; 2) water technologies; 3) food and beverage production and manufacturing; 4) finance and insurance services; 5) corporate headquarters and business services; and 6) medical technology, bioscience, and health services. The CEDS recommends that economic development efforts unite the Region around a comprehensive, equitable, and ongoing economic development agenda; grow, expand, and attract businesses; ensure a qualified workforce that meets the future needs of employers; enhance the Region's quality of life and attractiveness to

businesses, residents, workers, and visitors; and modernize regional infrastructure to enhance efficiency, cost-effectiveness, and connectivity. The Kenosha County Board adopted the CEDS on July 20, 2021.

Regional Housing Plan

A regional housing plan² was adopted by the Regional Planning Commission in March 2013. The vision of the plan is to provide decent and affordable housing for all residents of the Region. The plan includes the following recommendations for county and local governments and other agencies and organizations to help achieve that vision:

- Support economic development in the Region by providing housing affordable to the existing and projected future workforce
- Help provide enough accessible housing to meet the needs of people with disabilities
- Help provide enough subsidized housing to meet the needs of very low-income households, and also help address the problem of dilapidated, substandard, and unsafe housing in the Region
- Help address the concentration of minority and low-income populations in the central cities of Kenosha, Milwaukee, and Racine, and increase diversity in all communities in the Region
- Review local ordinance requirements (street widths and façade requirements, for example) that apply to new housing development to determine if changes could be made that would reduce the cost of housing without compromising the safety, functionality, and aesthetic quality of new development

A key recommendation of the housing plan is that local governments with sanitary sewer service should review their comprehensive plans and zoning ordinances, and consider changing the plans and ordinances, if necessary, to address the need for additional affordable housing for lower- and moderate-income households. Housing costs are considered affordable if they do not exceed 30 percent of a household's monthly income. Specifically, the housing plan recommends that plans and ordinances in sewerred communities allow for the development of modest multi-family housing at a density of at least 10 housing units (apartments) per acre, and modest single-family housing at a density of about four units per acre (10,000 square foot lots or smaller) to encourage market-rate (nonsubsidized) housing that may be more affordable to a wider range of household incomes. Housing developed by non-profit agencies or subsidized

² Documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

by the public will likely be needed to provide affordable housing to very low-income households (incomes less than 50 percent of the median income).

Regional Natural Areas Plan

The natural areas plan³ identifies the most significant remaining natural areas, critical species habitat sites, geological sites, and archaeological sites in the Region, and recommends means for their protection and management. The plan identifies potential sites for public or private protective ownership, and protection of other sites, insofar as it is possible, through zoning or other regulatory means without protective ownership. The plan also recommends preparing and implementing a detailed management plan for each site placed under protective ownership. The vast majority of natural areas and critical species habitat sites are located within environmental corridors and isolated natural resource areas. An update of the inventory of these areas and sites in Kenosha County and the Region is currently underway and is expected to be completed in 2023. The Kenosha County Board adopted the natural areas plan in 1999. Chapter 3 of this report includes an inventory of the regional natural areas plan as it pertains to the Village of Somers.

Regional Park and Open Space Plan

The Commission adopted a regional park and open space plan for Southeastern Wisconsin in December 1977. The plan has an open space preservation element and an outdoor recreation element. The regional plan has been updated through park and open space plans adopted by each county in the Region. The Kenosha County park and open space plan is summarized in Section 4.2 of this chapter.

Regional Water Quality Management Plan

In 1979, the Commission completed and adopted a regional water quality management plan that was designed, in part, to meet the Congressional mandate that the waters of the United States be made “fishable and swimmable” to the extent practical.⁴ In 1995, the Commission completed a report documenting updates to the plan, reflecting amendments made over the plan’s first 15 years.⁵ The plan provides recommendations

³ Documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. The plan was amended in December 2010.

⁴ Documented in the three-volume SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin – 2000, June 1979.

⁵ Documented in the three-part SEWRPC Memorandum Report No. 93, A Regional Water Quality Management Plan for Southeastern Wisconsin: An Update and Status Report, March 1995.

for the control of water pollution from both point and nonpoint sources and consists of five elements: a land use element; a point source pollution abatement element; a non-point source pollution abatement element; a sludge management element; and a water quality monitoring element. The plan also has an important role in ensuring eligibility for financial assistance from Federal and State governments pertaining to sewerage system improvements, permitting for waste discharge and public sanitary sewer extensions from the Wisconsin Department of Natural Resources (WDNR), and review and approval of private sanitary sewer extensions and large onsite sewage disposal systems and holding tanks by the Wisconsin Department of Commerce.

The plan recommends implementing an intensive, one-year water quality and biological condition monitoring program at four locations within the main stem of the Pike River located within the Village of Somers. This program was recommended to be repeated at five- to seven-year intervals consistent with the Wisconsin Department of Natural Resources surface water monitoring strategy.

Regional Water Supply Plan

The Commission adopted a regional water supply plan in 2010 with preparation assistance from U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the WDNR, and the Region's water supply utilities.⁶ The Region relies on two major sources for water supply: surface water supplied by Lake Michigan, and groundwater supplied from both the deep and shallow aquifer systems underlying the Region. Both the surface and groundwater sources are limited, and both are subject to contamination and over-use. The primary purpose of the regional water supply planning program was to develop a sound and workable plan to guide the provision of sustainable water supply service to existing and planned future development within the Region, and to do so in a manner consistent with the protection and wise use of the natural resource base, particularly groundwater and surface water resources.

The major components of the plan, with a design year of 2035, include development of water supply service areas, water demand forecasts, and recommendations for water conservation efforts; evaluation of alternative sources of supply most suitable for each service area and the necessary infrastructure to deliver the supply; identification of groundwater recharge areas to be protected from incompatible development; and specification of new institutional structures to carry out plan recommendations.

⁶*Documented in SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin, December 2010.*

The plan recommends Somers continue to be served by water supply provided by the Kenosha Water Utility water treatment plant. It was determined that the water treatment plant capacity existing in 2005 was adequate to meet the needs of the planned service area (which includes Somers) through 2035. . Section 4.3 discusses an updated Water Supply Service Area Plan for the Village of Somers in more detail.

Regional Chloride Impact Study

In March 2016, SEWRPC completed a prospectus⁷ for a comprehensive study of the environmental impacts of the use of chloride on the surface water and groundwater resources in the Region. SEWRPC is currently preparing the comprehensive study, which will provide an inventory of the historical and present sources of chloride loads to surface and groundwater resources; assess the impacts of the loads on the environment; utilize a state-of-the-art component addressing current research and emerging technologies and policies related to mitigating the environmental effects of chloride from multiple sources; identify alternate means of achieving desired levels of managing sources of chloride; and provide general recommendations for reducing the undesirable environmental impacts of the use of chloride. The primary purpose of the study is to identify the relationship between significant sources of chloride to the environment and the chloride content of surface and groundwater within the Region.

The negative environmental impacts regarding the use of chloride are significant because chloride introduced to surface water and groundwater resources is not treatable by the best management practices applicable to other forms of water pollution. There are no natural processes by which sodium and chloride concentrations contained in contaminated runoff or other discharges are removed from the environment. Ultimately, chloride will accumulate over time in surface lakes and reservoirs and in groundwater, thereby constituting a significant threat to the future quality of life within the Region.

Regional Food System Plan

The food system is a complex web of activities, processes, and actors involved in the production, processing, distribution, consumption, and disposal of food. A sustainable food system supplies food security and adequate nutrition for all in a way that protects economic, social, and environmental interests for future generations. The Regional Food System Plan, initiated by SEWRPC in 2021, will address the food system from a regional planning perspective and is aimed at identifying how to achieve several objectives, which

⁷*Documented in a SEWRPC report titled, Prospectus for Chloride Impact Study for the Southeastern Wisconsin Region, March 2016.*

include: connecting existing stakeholders throughout the Region; providing readily accessible and affordable fresh food options; reducing economic and health disparities; improving and expanding transportation options; supporting locally owned and sustainable farming operations; continuing stewardship of productive agricultural land and sensitive natural resources; and increasing educational efforts and food literacy

As of the writing of this comprehensive plan update in 2023, input from various stakeholders was being obtained, and a draft of the plan was in progress.

4.2 COUNTY AND MULTI-JURISDICTIONAL PLANS

Kenosha County Multi-Jurisdictional Comprehensive Plan

The Kenosha County Board of Supervisors adopted the County's first comprehensive plan on April 7, 2010.⁸ As required by state statutes, an update to that plan with a plan design year of 2050 was initiated in 2021. The comprehensive plan update was again coordinated through a Multi-Jurisdictional Advisory Committee (MJAC). The MJAC will continue to guide the preparation of the plan update, will also continue to guide annual reviews of the multi-jurisdictional plan, will develop, revise, and update planning goals, objectives, policies, and programs, and will amend plan chapters and other plan materials. The Advisory Committee includes one representative and one alternate appointed by each local government partner, and one member and one alternate appointed by the Kenosha County Executive and confirmed by the County Board. The Committee also includes one representative from each of the non-partnering local governments and citizen and interest group representatives as non-voting members. The Village is represented on the MJAC by Village President George Stoner.

Kenosha County Park and Open Space Plan

A County park and open space plan⁹ was updated and adopted by the Kenosha County Board in May 2012. The initial plan was developed in October 1988 and amended in October 1999. The plan update consists of both an open space preservation element, which is intended to protect areas containing important natural resources, and an outdoor recreation element to guide the provision of major parks, areawide trails, and

⁸Documented in SEWRPC Community Assistance Planning Report No. 299, *A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, April 2010.*

⁹Documented in SEWRPC Community Assistance Planning Report No. 131(2nd Edition), *A Park and Open Space Plan for Kenosha County, April 2012.*

resource-oriented recreational facilities. Major parks are defined as publicly-owned parks at least 100 acres in size providing opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Responsibility for providing community parks, neighborhood parks, and local trails is assigned to cities, villages, and towns. The park and open space sites within the Village are discussed in Chapter 3 and shown on map 3.4.

Kenosha County Jurisdictional Highway System Plan

In 1975, the Kenosha County Board of Supervisors adopted a County jurisdictional highway system plan, which had a design year of 1990. The updated year 2035 jurisdictional highway system plan for Kenosha County was adopted by the County Board in 2006. The jurisdictional highway system plan and the 2035 regional plan was further refined, with respect to capacity improvements, as part of the VISION 2050 regional land use and transportation plan. The Jurisdictional Highway Plan Advisory Committee provided input regarding the changes included in the VISION 2050 plan and that plan was adopted in 2016. The plan provides a review and reevaluation, and recommendations as to which level and agency of government should have jurisdictional responsibilities for each segment of arterial street and highway in Kenosha County. Arterial streets are streets and highways that are principally intended to provide a high degree of travel mobility, serving the through movement of traffic and providing transportation service between major subareas or activity centers in the County or providing routes through the County. Periodic review of the plan is required to address changing traffic demands and patterns, to adjust the jurisdictional systems to changes in land use development patterns, and to assure the maintenance of an integrated network of state and county trunk highways as urban development continues within the county.

Following the adoption of VISION 2050, updates to the jurisdictional highway system plan are to be conducted at the request of the County. The plan is intended to be reviewed and approved by the Kenosha County Jurisdictional Highway Planning Committee, by the Public Works/Facilities Committee of the Kenosha County Board of Supervisors, by the Board itself, and by the Southeastern Wisconsin Regional Planning Commission as the official areawide planning agency for Southeastern Wisconsin.

Kenosha County Public Transit-Human Services Transportation Coordination Plan

Initially completed in 2008, the County's public transit-human services transportation coordination plan is intended to provide a framework to assist community leaders, human services agencies, and public transit agencies to improve transportation services for seniors and people with disabilities in Kenosha County. The plan was prepared in response to Federal Transit Administration (FTA) regulations. Transit projects using funds from the FTA's Enhanced Mobility for Seniors and Individuals with Disabilities Program (Section 5310)

must be derived from a locally developed plan for public transit and human services transportation coordination. The Section 5310 Program funds assist with the purchase of specialized transit vehicles used to serve seniors and people with disabilities. The program also provides capital and operating assistance for public transportation services that go beyond the requirements of the Americans with Disabilities Act. The plan assesses the transportation needs of seniors and people with disabilities in the County, identifies unmet needs or service gaps, and presents a prioritized list of strategies. The strategies are intended to improve transit services and reduce costs by focusing on coordination strategies that use existing public, private, and nonprofit agency resources. The plan was updated in 2013, 2017, and 2021.¹⁰

Kenosha County Comprehensive Bike Plan

In July 2013, a Countywide comprehensive bike plan¹¹ was developed for Kenosha County. The plan guides the development of a network of bicycle routes linking cities, villages, and towns within the County as well as to adjacent counties and to the regional network of bicycle routes. The recommended network builds upon previous and on-going local and regional planning efforts and includes input from County staff, the project steering committee, stakeholder groups, and County residents. The plan identifies infrastructure recommendations that will provide safer, more comfortable opportunities for further growth in bicycling and trail use, but also emphasizes the importance of outreach, education, and evaluation efforts by identifying various programs for more public involvement.

Kenosha County's current bikeway network consists of bike lanes in developed areas such as the City of Kenosha, unsigned bicycle routes throughout the County, and off-street paths running through parks, along roadways, and through other recreational or natural areas. This plan presents recommendations for five facility types: signed bike routes, shared-lane markings, paved shoulders, bike lanes, and shared-use paths. System improvements identified in the plan include establishing a formalized on-street bikeway system, upgrading intersections for safer path and designated bicycle route crossings, improvements to specific bicycle facilities, and projects to enhance safety and encourage bicycling.

The plan proposes adding on-street accommodations including bicycle lanes along two highways, CTH H and STH 31, running north-south through the Village and crossing improvements at several intersections

¹⁰*Documented in SEWRPC Memorandum Report No. 250, A Public Transit-Human Services Transportation Coordination Plan for Kenosha County: 2021, October 2021.*

¹¹*Documented in a report titled, Comprehensive Bike Plan for Kenosha County 2025, July 2013, prepared by Alta Planning and Design and Wisconsin Bicycle Federation.*

along STH 31. The plan also proposes the construction of a new shared use path running, shown on Map 3.4, north-south along the Union Pacific Railroad corridor and Pike Creek from CTH EA to the Kenosha-Racine county line through Petrifying Springs Park.

Land and Water Resource Management Plan

An updated land and water resource management plan was adopted by the Kenosha County Board in February 2016.¹² The plan identifies six priority issues related to County land and water resources, including cropland erosion from excess sedimentation into lakes and streams; flooding and stormwater management; urbanization and wetland losses; invasive species; waterfront development and shoreline erosion; and lack of natural resource and environmental information to schools and County residents. To address these issues, the plan identifies the following goals: protect and preserve the County's land and water resources; implement the State of Wisconsin performance standards to reduce agricultural nonpoint source water pollution; implement the State of Wisconsin performance standards to reduce non-agricultural nonpoint source water pollution; increase information and education activities to promote the conservation of natural resources and the environment; and promote and support invasive and nonnative species management and control in Kenosha County.

Hazard Mitigation Plan

In November 2017, the Kenosha County Division of Emergency Management and SEWRPC, in collaboration with the Federal Emergency Management Agency (FEMA) and the Wisconsin Department of Military Affairs, Division of Emergency Management, completed work on a hazard mitigation plan¹³ for Kenosha County. This plan outlines a strategy for mitigating the hazards that could potentially impact any part of the County and utilizes an "all hazards" mitigation approach recommended by the Wisconsin Division of Emergency Management and FEMA as an option to single hazard mitigation planning. Consideration was given to many hazard conditions, including flooding; lakeshore bluff failure; severe weather conditions, including wind storms, tornadoes, periods of extreme heat or cold, and winter storms; terrorism; civil disorder; urban fire or mass casualty; and hazardous materials situations. The plan is focused on lasting, often permanent, measures designed to reduce the exposure to, probability of, or potential loss from hazardous events.

¹²*Documented in a report titled, A Land and Water Resources Management Plan for Kenosha County: 2017-2026, February 2016, prepared by the Kenosha County Department of Public Works and Development Services, Division of Planning and Development.*

¹³*Documented in SEWRPC Community Assistance Planning Report No. 278, 3rd Edition, Kenosha County Hazard Mitigation Plan Update: 2017-2022, November 2017.*

The plan complements, refines, and focuses the State Hazard Mitigation Plan of Wisconsin on local conditions and hazards likely to occur or be experienced within Kenosha County and Southeastern Wisconsin.¹⁴ Approval of the plan by FEMA and adoption of the plan by the County Board makes the County eligible to apply for grants for hazard mitigation, flood mitigation assistance, and pre-disaster mitigation from FEMA, which are administered by the Wisconsin Division of Emergency Management. The Commission is currently assisting Kenosha County with an update of the Hazard Mitigation Plan, which is envisioned to be completed in 2023.

Flood Mitigation Plan for Kenosha County

The Kenosha County Board adopted a Flood Mitigation Plan for Kenosha County¹⁵ in December 2001. The plan was designed to update flood mitigation recommendations and minimize flood damage in the County. The study area for the plan includes the unincorporated areas within the Des Plaines River watershed, the Fox River watershed, and the Pike River watershed. The Flood Mitigation Plan was updated and incorporated into the County Hazard Mitigation Plan in 2017.

Floodplain Map Modernization Project

The Federal Emergency Management Agency (FEMA), in partnership with the Wisconsin Department of Natural Resources (DNR), initiated a "Map Modernization Program" in Kenosha County in 2005 to update floodplain mapping throughout the County. FEMA contracted with a private engineering firm to prepare a new county-wide digital flood insurance rate map (DFIRM) that will cover incorporated and unincorporated areas of the County. A preliminary DFIRM was released in summer 2007. A letter of final determination was issued in 2011. Within six months of the issuance of that letter, Kenosha County and each city and village in the County were required to update their zoning maps and ordinances to reflect the new floodplain delineations. At the end of the six-month period, FEMA issued the final DFIRM and the new Countywide flood maps became effective in June 2012.

¹⁴*Wisconsin Emergency Management, State Hazard Mitigation Plan of Wisconsin, October 2011.*

¹⁵*Documented in SEWRPC Community Assistance Planning Report No. 269, Flood Mitigation Plan for Kenosha County, Wisconsin, December 2001, with assistance from the Kenosha County Housing Authority.*

4.3 VILLAGE PLANS

Somers Comprehensive Plan

As previously noted in Chapter 1 of this report, on May 12, 2015, the Village of Somers adopted the Town of Somers Comprehensive Plan shortly after a portion of the Town was incorporated as a Village. The adopted plan was part of the multi-jurisdictional comprehensive plan adopted by Kenosha County in April 2010. The Village also adopted a series of Amendments to the Land Use Plan Map within the Comprehensive Plan related to changing land use designations of several parcels located within the Village.

Section 66.1001(2)(i) of the Wisconsin statutes requires that the plan be updated no less than once every ten years. Based on conversations between Village officials and staff and SEWRPC staff, this update to the Village of Somers comprehensive plan is designed to supplement (not replace) the currently adopted plan and will incorporate: new plans adopted or endorsed by the Village; review of development opportunities along certain highway corridors within the Village; discussion of a possible Town Center within the Village; an updated land use plan map; updated population, household, and employment data and projections; updated natural resource information; and if necessary, updated transportation, utility, and community facilities information and updated goals, objectives, policies, and programs.

Water Supply Service Area Plan

On February 23, 2022, the DNR approved the Village of Somers Water Supply Service Area Plan, prepared by Baxter & Woodman. The Village straddles the subcontinental divide, which separates the Great Lakes Basin from the Mississippi River Basin, with land west of 100th Avenue lying outside the Great Lakes Basin. The Village's water supply system, Somers Water Utility, purchases its water from the Kenosha Water Utility which currently only serves areas east of the subcontinental divide. As such, the Village requires permission from the Wisconsin DNR to divert water out of the Lake Michigan watershed via the Straddling Community Water Diversion Application under the Great Lakes Compact.

The Wisconsin DNR approved this plan, permitting the Village to divert an annual average of 1.2 million gallons of water per day (mgd) out of the Lake Michigan watershed across the subcontinental divide to the areas of the Village in the Mississippi River basin, in February 2022.

Water Conservation and Efficiency Plan

In conjunction with the Water Supply Service Area Plan, the Village of Somers Water Conservation and Efficiency Plan was prepared by Baxter & Woodman. The plan establishes a strategy to reduce water use

and increase efficiency in the Village's water supply system to meet environmental standards set forth by the Great Lakes Compact. The Village utilized the Alliance Water Efficiency (AWE) Conservation Tracking Tool to conduct a cost-benefit analysis and identify which water conservation efforts provided the greatest benefits. Recommendations identified within the plan include a five-year implementation timeline focused on public outreach, water use audits, data collection, and demand management programs to achieve the goal of reducing water use by 5 percent, which aligns with recommendations presented in VISION 2050.

4.4 COUNTY AND VILLAGE ORDINANCES

Zoning Regulations

A zoning ordinance is a public law that regulates and restricts the use of property in the public interest. The primary function of zoning should be to implement an adopted master or comprehensive plan. Indeed, Section 66.1001(3) of the *Wisconsin Statutes* requires that zoning, land divisions, and official mapping decisions made by local and county governments be consistent with local and county comprehensive plans, respectively, as of January 1, 2010.

A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of housing. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

After the incorporation of the Village, the Village of Somers adopted the County ordinance by reference by ordinance as the Village's zoning ordinance in May 2015. Subsequently, the Somers Village Board also adopted a Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance in May 2015. Zoning within the Village consists of 33 basic zoning districts and four overlay districts, which are shown in Chapter 3 on Map 3.8 and summarized on Table 3.6. The Village zoning ordinance includes both shoreland and floodplain zoning regulations. Map 3.5 depicts the location of the 1-percent-annual-probability (100-year recurrence interval) floodplain within the Village.

Official Mapping Ordinances

Section 62.23(6) of the *Wisconsin Statutes* allows the Common Council of any City to establish an official map for the precise identification of right-of-way lines and boundaries of streets, highways, waterways,¹⁶ and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks, and playgrounds. Section 61.35 of the *Statutes* applies the authority provided cities under Section 62.23 to develop an official map to villages. Similarly, Section 60.10(2)(c) authorizes towns to engage in the same planning activities, including preparation of an official map, as a village provided the town board has adopted village powers and created a town plan commission. Counties do not have Statutory authority to adopt official maps.

One of the basic purposes of the official map is to discourage the construction of structures and their associated improvements on land that has been designated for future public use. Local government subdivision ordinances can also require land shown on the official map to be dedicated for street, park, or other public use at the time land is subdivided. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control, which operates on a plat-by-plat basis, the official map can operate over the entire community in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government's intention well in advance of any actual improvements.

The Village of Somers adopted *An Official Map for the Green Bay Road Corridor from CTH "E" to CTH "L"* in April 2021. This map plans for the installation of a new roadway to provide access to developable lands and allows the Village to guide development within the Green Bay Road Corridor to be consistent with the Village's long-term vision by requiring building permits for any structure within the designated area.

4.5 INTERGOVERNMENTAL AGREEMENTS

Intergovernmental Cooperation Agreement Between Town of Somers and Village of Somers

On October 20, 2015, the Village and Town of Somers entered into an Intergovernmental Cooperation Agreement, presented on Map 4.3, which would allow the Village to annex the remaining Town of Somers, except those areas that are planned to be annexed by the City of Kenosha (Town of Somers "B" Area) as part of the 2005 boundary agreement between the Town of Somers and City of Kenosha. Those areas of the Town of Somers that are planned to be annexed by the City of Kenosha (Remnant Town Area) will

¹⁶*Waterways may be placed on the map only if included within a comprehensive surface water drainage plan.*

remain the Town of Somers until 30 years after the boundary agreement's approval date of January 18, 2005, or when development occurs that will prompt annexation by the City of Kenosha.

Intergovernmental Cooperation Agreement Between Town of Paris and Village of Somers

On April 15, 2016, the Town of Paris and Village of Somers entered into an Intergovernmental Cooperation Agreement which would allow the Village to annex a 2,753-acre area (the "I-94 Planning Area") west of IH 94 belonging to the Town of Paris. Those areas of the Town of Paris that are planned to be annexed by the Village of Somers will remain the Town of Paris until 10 years after the boundary agreement's effective date of April 15, 2016. The Village would also annex any part of the City Growth Area¹⁷ that has not been annexed into the City of Kenosha by May 13, 2019. Under this agreement, the Village is required to follow and implement the Town's I-94 Corridor Neighborhood Plan as incorporated into the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035.

Intergovernmental Cooperation Agreement Between Village of Somers, Town of Paris, and City of Kenosha

On November 10, 2017, the Village of Somers, the Town of Paris, and the City of Kenosha entered into an Intergovernmental Cooperation Agreement, presented on Map 4.4, which would identify City and Village Growth areas within the Town of Paris to be annexed into those respective municipalities. The Village of Somers Growth Area identified within the Town of Paris is situated along the IH 94 corridor with the identified parcels being adjacent to or within one-half mile of IH 94. Those areas of the Town of Paris that are planned to be annexed by the Village of Somers will remain the Town of Paris for no longer than 50 years but may be transferred sooner if an earlier agreement is reached. The boundaries established through this agreement are permanent and any changes to the agreement require approval from affected landowners, each of the communities involved, and the State of Wisconsin. This agreement vacates the 2016 Intergovernmental Cooperation Agreement Between the Town of Paris and Village of Somers.

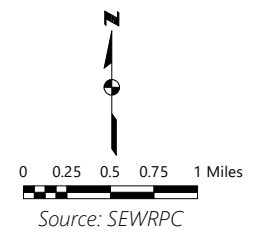
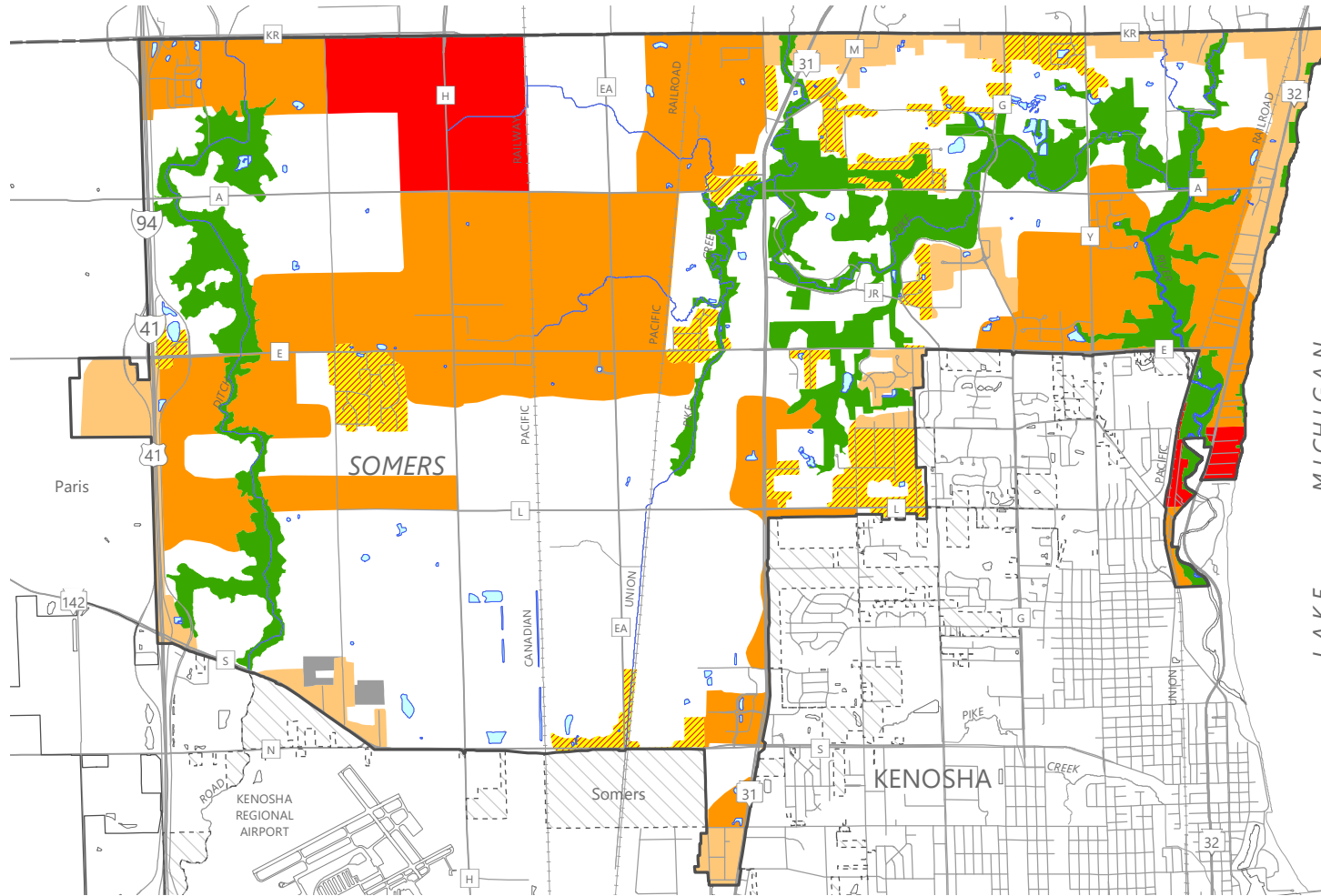
4.6 CONCLUSIONS

A review of existing local, County, and regional plans and planning efforts is an important part of the comprehensive plan update process. This chapter summarizes relevant information from those resources as they existed in 2021. Information from the plans and planning efforts presented in this chapter has been

¹⁷ *The City Growth Area was defined in the Intergovernmental Cooperation Agreement Between the County of Kenosha, the City of Kenosha, and the Town of Paris, May 13, 2014.*

incorporated into the updated land use plan and recommendations presented in Chapter 6 (Updated Land Use Element) of this report.

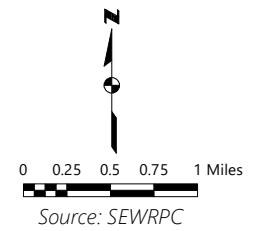
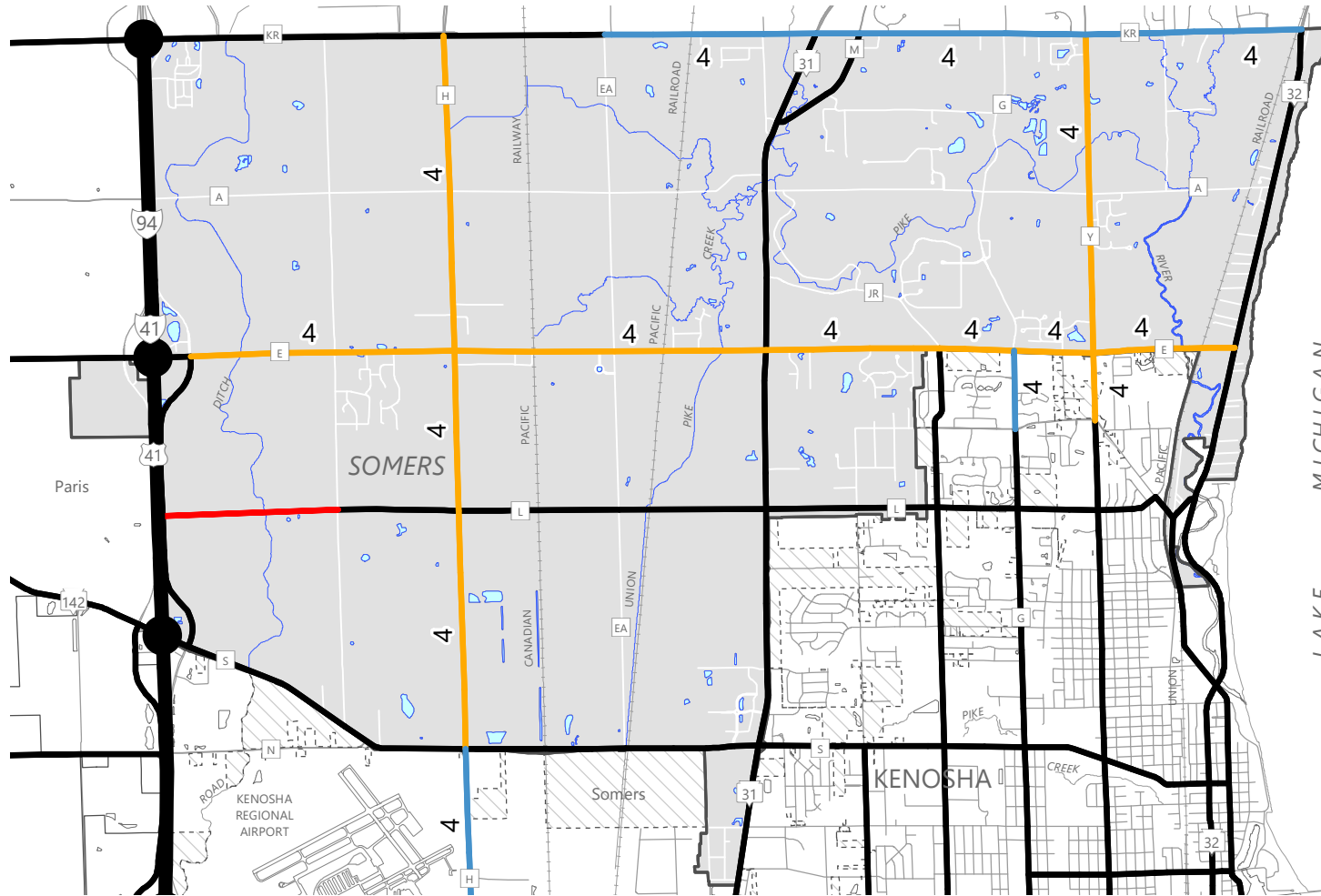
Map 4.1
Land Use Development Pattern in the Village of Somers: VISION 2050



- | | | |
|--|--|--|
| <ul style="list-style-type: none"> NONE MIXED-USE CITY CENTER (Residential and Other Urban Land—At Least 18.0 Dwelling Units per Net Residential Acre) MIXED-USE TRADITIONAL NEIGHBORHOOD (Residential and Other Urban Land—At Least 7.0 to 17.9 Dwelling Units per Net Residential Acre) SMALL LOT TRADITIONAL NEIGHBORHOOD (Residential and Other Urban Land—At Least 4.4 to 6.9 Dwelling Units per Net Residential Acre) | <ul style="list-style-type: none"> MEDIUM LOT NEIGHBORHOOD (Residential and Other Urban Land—At Least 2.3 to 4.3 Dwelling Units per Net Residential Acre) LARGE LOT NEIGHBORHOOD (Residential and Other Urban Land—At Least 0.7 to 2.2 Dwelling Units per Net Residential Acre) NONE LARGE LOT EXURBAN (Residential Land—0.2 to 0.6 Dwelling Units per Net Residential Acre) | <ul style="list-style-type: none"> RURAL ESTATE (0.1 to 0.2 Dwelling Units per Acre) AGRICULTURAL AND OTHER OPEN LANDS PRIMARY ENVIRONMENTAL CORRIDOR SURFACE WATER |
|--|--|--|

Map 4.2

Functional Improvements to the Arterial Street and Highway System in the Village of Somers: VISION 2050



ARTERIAL STREET OR HIGHWAY

- NEW FACILITY
- WIDENING AND/OR OTHER IMPROVEMENT TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMMODATE POTENTIAL FUTURE IMPROVEMENT BEYOND 2050 (ADDITIONAL LANES OR NEW FACILITY)

- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY

- 4 NUMBER OF TRAFFIC LANES FOR NEW OR IMPROVED FACILITY, INCLUDING RIGHT-OF-WAY RESERVATIONS (2 LANES WHERE UNNUMBERED)

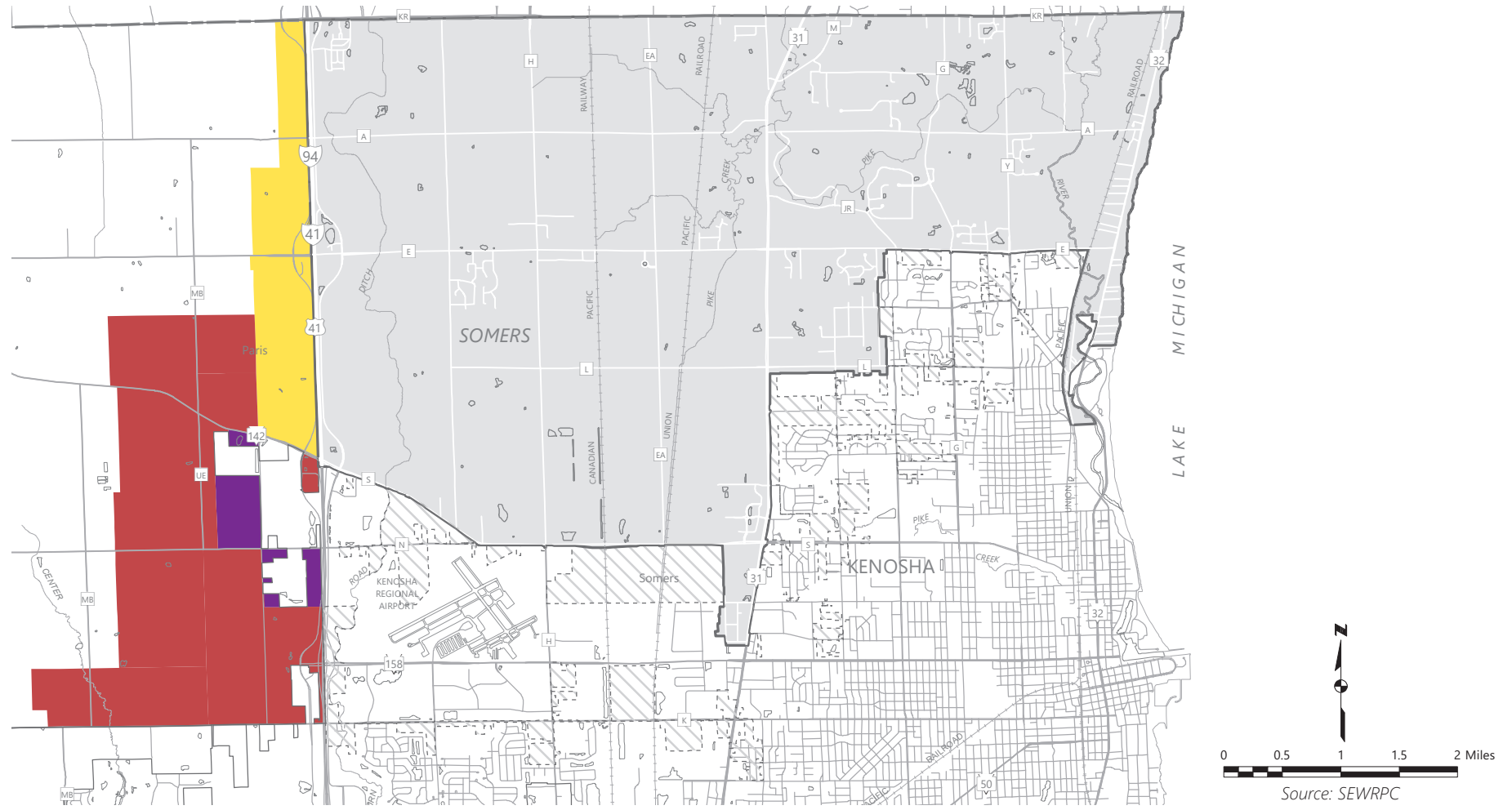
FREWAY INTERCHANGE

- EXISTING

Map 4.3
2015 Intergovernmental Cooperation Agreement Between Town of Somers and Village of Somers



Map 4.4
2017 Intergovernmental Cooperation Agreement Between Village of Somers, Town of Paris, and City of Kenosha



- VILLAGE OF SOMERS
- PROPOSED VILLAGE OF SOMERS GROWTH AREA
- EXISTING CITY OF KENOSHA GROWTH AREA
- PROPOSED CITY OF KENOSHA GROWTH AREA

SEWRPC Community Assistance Planning Report No. 342
A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 5

UPDATED HOUSING ELEMENT

5.1 INTRODUCTION

Understanding the characteristics of the Village’s existing housing stock is necessary in identifying how residential development can supply the correct number and type of housing units to best serve the current and future needs of residents. To satisfy Section 66.1001 of the *Wisconsin Statutes*, this chapter includes an inventory of existing housing characteristics, existing and forecast housing demands, analyses of residential development regulations, and goals, objectives, and policies/programs to assist the Village in meeting the existing and forecast housing demand. This chapter will also serve as an update on information published in the Village’s 2021 housing affordability report, which is posted on the Village’s website. Housing characteristics are comprised of statistics including housing costs and value, household size and type, and tenure-related information (owner- and renter-occupied information), incorporating data from the 2017-2021 American Community Survey (ACS) from the U.S. Census Bureau. Existing and forecast housing demands analyze current and projected demographic and economic data to determine the variation of housing styles, types, and costs necessary to accommodate the current and future population. Analyses of residential development regulations help the Village identify ways in which it could modify its regulations to encourage the development of more varied and affordable housing. This chapter also references data presented in Chapter 2 of this plan update to illustrate potential housing need.

5.2 HOUSING CHARACTERISTICS

The characteristics of existing housing stock in the Village of Somers have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of the Village's residents per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2017-2021 American Community Survey (ACS) data from the U.S. Census Bureau. Data presented in this chapter for Kenosha County, the Southeastern Wisconsin Region, and Wisconsin allow for comparisons to other geographic areas. The inventory includes total housing units by tenure; vacancy rate by tenure; value of owner-occupied housing units; monthly housing costs by tenure; structure type; number of bedrooms; year built; and subsidized housing units.

Total Housing Units

The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the Village. According to the ACS data, there are a total of 3,539 housing units in the Village. About 63 percent of the units are owner-occupied and about 31 are renter-occupied. The other 6 percent are vacant. As shown in Table 5.1, Somers has a higher owner-occupancy rate, and a correspondingly lower renter-occupancy rate, than Kenosha County, the Region, or the State.

Vacancy

Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Somers, Kenosha County, the Region, and the State are presented in Table 5.2. As noted in the previous section, the overall vacancy rate in the Village is 6 percent, which is slightly higher than the HUD standard. However, about one third of the vacant housing units in the Village are reported to be seasonal or other vacant units, with the remaining units reported as for sale or for rent. The homeowner vacancy rate for the Village (1.6 percent), as well as the County, Region, and State are in line with the range recommended by HUD. The rental vacancy rate in the Village

of 1.6 percent is lower than the HUD standard, while the rental vacancy rates in the County, Region, and State meet the HUD standard. The low rental vacancy rate may be an indicator of demand for multifamily housing in the Village.

Value of Owner-Occupied Housing Units

The value of owner-occupied housing units for the Village, County, Region, and State are presented in Table 5.3. The median value of owner-occupied housing units in Somers is \$235,400 according to the ACS data, which is slightly higher than in the Region and considerably higher than the median values in Kenosha County and Wisconsin. About 22 percent of total owner-occupied homes in the Village are valued below \$150,000—a lower percentage than in the County, Region, and State—although there are still nearly 500 houses valued in this range, which may provide options for some moderate-income households to purchase a home in the Village.

Monthly Housing Costs by Tenure

Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the Village. Tables 5.4 through 5.6 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters for the Village, County, Region, and State. The median monthly costs for homeowners with a mortgage (\$1,653) and renters (\$1,142) in the Village are both higher than in the County, with monthly homeowner costs exceeding the County by about \$111, and monthly rental costs about \$260 higher than the County. The median monthly costs for homeowners with a mortgage are roughly the same as those in the Region but exceed those in the State while median monthly costs for renters in Somers exceed those in the Region and State.

Although the median costs are relatively high, about 39 percent of homeowners with a mortgage in the Village pay below \$1,500 a month for housing and about 45 percent of renters pay below \$1,000 a month for housing. The range of housing costs for homeowners and renters could be an indicator of current adequate workforce housing in the Village. The job/housing balance prepared by SEWRPC for the regional housing plan projects a balance of lower-cost housing compared to lower-wage jobs, and moderate-cost housing compared to moderate-wage jobs. The job/housing balance will be discussed in more detail in Section 5.5 of this chapter.

Structure Type

Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 5.7 presents the number of units by structure type in the Village, County, Region, and State. About 72 percent of the housing units in the Village are single-family homes (including mobile homes and attached single-family homes), 2 percent are in two-family units, and about 26 percent are in multifamily buildings.

Somers has about the same percentage of multifamily units as the County and State and a lower percentage than the Region (36 percent). Although rental costs in the Village are higher than in the County, Region, and State, they are substantially lower than costs for homeowners with a mortgage. This makes multifamily buildings—which are more likely to be rental units than single-family homes—an important source of housing for those working in the Village.

Number of Bedrooms

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the Village's current and future housing needs. Table 5.8 presents housing units by the number of bedrooms for the Village, County, Region, and State. A majority of the housing units in the Village are either three-bedroom (42 percent) or two-bedroom (31 percent) homes. These housing units could provide housing choices for households with children. Only 11 percent of the housing units in the Village have fewer than two bedrooms, which is slightly higher than in the County (9 percent), and slightly lower than in the Region (14 percent) or State (12 percent). A limited supply of one-bedroom housing units in the Village could limit the housing choices for aging households and households without children.

Year Built

The age of the housing stock, presented in Table 5.9, provides some insight into the character and condition of the existing units in the Village. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the Village ages. Housing construction in Somers has averaged about 400 units per decade, with significant development in the 1970s, 1990s and 2000s. This indicates that the Village's housing stock should generally be in good condition for some time.

Subsidized Housing

The Low-Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number of units for households with incomes of about 60 percent of the County median income. Currently, there are no LIHTC developments in the Village. The Parkview Commons development is proposed to include 96 low-income housing units; however, most of the housing units will be reserved for elderly housing, which are less likely to include individuals in the labor force than family households. Although LIHTC developments are currently not an existing source of affordable workforce housing in the future, the program could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

Total Households

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 3,337 households in the Village.

Household Size

Table 5.10 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.32 people, which is slightly lower than Kenosha County, the Region, and the State, which have 2.50, 2.41, and 2.39 people per household, respectively. The average household size in Somers is significantly smaller for renter-occupied housing (1.70 people per household) than for owner-occupied housing (2.62 people per household). Following County, Region, and State trends, the average household size in the Village and former Town of Somers has been declining for decades. Since the incorporation of the Village, the average household size in the Village has decreased from 2.59 to 2.32 people per household. Among homeowners, about 70 percent of households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

Household Type

Table 5.11 presents information on household type in Somers. About 60 percent of the households are family households (those households with at least one household member related to the head of household), which is slightly lower than Kenosha County (about 66 percent) but similar to the Region and the State (both about 62 percent). Households with children make up about 24 percent of the households in the Village, which is slightly lower than in the County (about 29 percent), but similar to the Region and State (about 27 percent and 26 percent respectively). Single-family housing units or rental units with multiple bedrooms may be best suited for those households with children, and one- or two-bedroom units may be housing options for households without children.

Housing Cost Burden

Table 5.12 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 5.12 shows that the percentage of homeowners with a cost burden in the Village (about 25 percent) is higher than in Kenosha County, the Region, and State (under 20 percent). The percentage of renters with a cost burden in the Village (about 38 percent) is lower than that of the County, Region, and State (each over 42 percent). Renters are more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

5.3 HOUSING DEMAND

The information presented in the previous section regarding the demographic characteristics of Somers provides insight into the type of housing that exists in the Village, which helps to form the basis of determining the Village's housing demand.

Existing Demand

An important consideration regarding existing demand for housing is the percentage of current residents age 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require most multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Household type is another indicator of existing housing demand in the Village. Single-family homes with three or more bedrooms may be best suited for family households with children, while multifamily units and smaller single-family houses may be best suited for smaller households. More than two-thirds of the households in the Village are one- and two-person households, and about 24 percent of the households have children.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The data presented in Chapter 2 show the Village's median household income is higher than the County as a whole, and data presented earlier in this chapter show housing costs are also higher than in the County. Housing cost burden in the Village for homeowners is higher than in the County, Region, and State while housing cost burden for renters in the Village is lower than in the County, Region, and State. Over half of the workers in the Village work in moderate-paying occupations, for whom affordable housing may be in demand. About 26 percent of the housing units in the Village are in multifamily structures and about 22 percent of owner-occupied housing is valued under \$150,000, while homeowner and rental vacancy rates are relatively low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the information above and existing land use in the Village. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. However, only a small amount of the undeveloped land is zoned to allow for single-family residential lots of 10,000 square feet or smaller, which would help meet the demand for moderate-cost workforce housing in the Village.

Forecast Demand

This section discusses forecast housing demand in the Village of Somers based on the household and employment forecasts developed by SEWRPC for the Kenosha County Multi-Jurisdictional Comprehensive Plan; the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

Population, Household and Employment Forecasts

As previously discussed, there is significant development potential in the Village of Somers. This is reflected in the year 2035 household and employment forecasts developed for the Village that are presented in the Kenosha County Multi-Jurisdictional Comprehensive Plan and the forecasts developed for VISION 2050, which was adopted by SEWRPC in 2016.

Long-range planning efforts, such as this Comprehensive Plan Update and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Under the original multi-jurisdictional Kenosha County comprehensive planning effort, two alternative sets of inter-related population, household, and employment projections were presented to the Village for consideration for use in preparing the Village's components of the multi-jurisdictional comprehensive plan. The first was based on the intermediate growth projections from the year 2035 regional land use plan. The second represented an extrapolation of historic trends in the Village. The Village (then Town) chose locally-derived projections that fell between the regional land use plan and the trend-based projections, including a population forecast of 15,653 residents, a household forecast of 6,079 households, and the regional land use plan projection of 7,764 jobs.

The year 2035 regional land use plan has since been updated by VISION 2050, which includes updated forecast information for the Region. The land use component of VISION 2050 was designed to accommodate the future demand for land in the Region, which primarily depends on future household and employment levels. The transportation component of VISION 2050 was, in turn, designed to accommodate future travel needs associated with the land use component. Therefore, the future population, household, and employment forecasts developed for VISION 2050 were critical to long range planning for future land use and transportation in the Region and its communities. Past trends, 2010 Census data, and economic base data were the basis of the forecasts. The forecasts were further refined based on development information from local government plans and input from local officials.

Because the VISION 2050 forecasts were prepared to support systems-level regional planning, they do not align exactly with Village boundaries. However, the forecast data can be approximated to the Village. Based on this approximation, VISION 2050 forecasts about 11,600 households, 28,740 people, and 7,800 jobs in the Village through the year 2050. Modified household, population, and employment projections developed for the update to the County multi-jurisdictional comprehensive plan envision about 12,300 households, 30,500 people, and 7,800 jobs in the Village through the year 2050. Forecasts were modified

to accommodate updated demographic information that has become available and changes that have occurred in the Village and County since the first edition of the County plan was adopted. Based on the availability of undeveloped land in the Village, including currently undeveloped residential land and additional open land projected to become available for residential development, the additional housing units could be accommodated through the year 2050. Table 5.13 presents the population, household, and employment projections selected by Somers and reported in the Kenosha County multi-jurisdictional comprehensive plan for year 2035, the projections as they pertain to VISION 2050, and the projections for the County plan update.

A water supply service area plan for the Village of Somers, recently prepared by Baxter & Woodman and referenced in Chapter 4, projects 49,800 people in the Village under a build-out scenario. The plan includes significantly more residential and commercial development in the Village than is envisioned in VISION 2050.

5.4 JOB/HOUSING BALANCE ANALYSIS

The job/housing balance concept generally refers to a desirable ratio of jobs to housing units in a given geographical area and has been used as an objective in transportation, housing, land use, and comprehensive planning efforts throughout the Country.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local government comprehensive plans, including the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035. It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update, such as the discussion included in previous sections of this chapter. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost

housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans. The regional job/housing balance analysis projects no imbalance between jobs and housing in the Village of Somers, meaning there is a fairly equal percentage of lower-wage jobs and lower-cost housing, and moderate-wage jobs and moderate-cost housing; however, Table 5.14 shows that, based on the Village's year 2035 land use plan map, the number of jobs in all wage/cost levels that could be accommodated significantly exceeds the planned housing capacity. Future commercial and industrial development in the Village may create more workforce housing demand that could be addressed with construction of a full spectrum of housing types and sizes to best meet the housing demands of the Village's residents. Village residents in high wage occupations and growing families may create a demand for larger homes and the Village's aging population and lower-wage workers may benefit from multifamily housing or modest single-family homes that tend to be more affordable and require less upkeep.

5.5 HOUSING PROGRAMS

Housing Programs Available in the Village and Kenosha County

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs. A summary of housing programs available in the Village and Kenosha County is presented in Table 5.15. The array of government sponsored programs and funding availability is almost continually changing, therefore, the table focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in the Village and Kenosha County. Many of the programs available in Kenosha County are administered through local and State agencies that receive funding from the Federal government. Agencies involved in administering housing programs include the Kenosha County Housing Authority; the U.S. Department of Agriculture (USDA) Rural Development; the Wisconsin Housing and Economic Development Authority (WHEDA); and the U.S. Department of Housing and Urban Development (HUD). Information on programs offered by Federal and State agencies that defer or alleviate housing and rehabilitation costs, including Veterans Administration

and State Historical Society programs, and information on private and quasi-public housing programs, including “green development” related programs, is also provided.

5.6 COMMUNITY POLICIES AND REGULATIONS AFFECTING THE PROVISION OF HOUSING

This section presents information regarding Village of Somers residential development regulations.

Information presented in this Chapter is based on recommendations set forth in the regional housing plan and discussed in the Village’s housing affordability report. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

Residential Development Regulations Related to Single-Family Housing

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village’s regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability.

Subdivision Ordinance

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding minimum street right-of-way and pavement widths, and landscaping requirements.

The Village’s subdivision ordinance requires a minimum street right-of-way width of 66 feet and a minimum pavement width of 36 feet for minor streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. Cross-section dimensions for land access and collector streets recommended in the regional housing plan are listed in Table 5.16. A narrower 28-foot recommended pavement width would be applicable to land access streets with very low traffic volumes and little on-street parking demand, such as

cul-de-sac, loop, and other low traffic volume land access streets within areas of single-family dwellings with lots of at least 10,000 square feet. This would include land access streets with very low traffic volume in all single-family residential zoning districts in the Village, with the exception of the R-6 District, which allows lots at a minimum of 6,000 square feet. Reducing the street pavement width in a typical subdivision from 36 to 28 feet would result in a construction cost savings of \$17 per linear foot of roadway, which could be used to reduce the cost of homes to the consumer. The narrower street pavement width may not be suitable for areas with higher density residential development that have greater traffic volumes and regular demand for on-street parking.

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. Landscaping plans for residential developments are approved during the platting process. The Village's zoning regulations promote the preservation of existing significant trees to be counted toward minimum landscaping requirements, and do not require any additional landscaping, thereby eliminating extra costs to the consumer.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

Minimum Lot Size

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Somers, single-family residential zoning districts R-5 Urban Single-Family Residential District, and R-6 Urban Single-Family Residential District, permit minimum lot sizes of 10,000 and 6,000 square feet, respectively.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum suburban and urban lot widths in the Village range from 150 feet in the R-2 Suburban Single-Family Residential District with a minimum lot size of 40,000 square feet, to 60 feet in the R-6 Urban Single-Family Residential District with a minimum lot size of 6,000 square feet. Narrower lot widths decrease the

length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

Minimum Home Size

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village, with the exception of the R-4.5 Urban Single-Family Residential District, permit minimum home sizes that meet the regional housing plan recommendation, ranging from 800 to 1,200 square feet.

Data provided by RSmeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Kenosha Metropolitan area, Table 5.17 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

Flexible Zoning Districts

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

The zoning ordinance permits PUD through the PUD Planned Unit Development Overlay District. While residential density must be consistent with the underlying basic use district, features such as building structure type, open space, and parking requirements may be modified. This flexibility may accommodate residential construction where physical conditions may constrain the development potential of a site.

Accessory Dwelling Units

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The Village zoning ordinance allows accessory living units to a single-family residence in all single-family residential zoning districts. Regulations regarding accessory living units require units to be attached to the principal structure and only allow residence by people related to the family in the principal structure. In order to provide greater

opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow detached buildings and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village's aging population.

Job/Housing Balance

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of modest single-family housing that could be affordable to moderate-income workers. There are development opportunities for such development in the Village. Reducing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

Comprehensive Plan

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the Wisconsin Statutes, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy implementation tool for the Village. As discussed in Section 5.5, the projected job/housing balance analysis prepared for the regional housing plan shows that the Village's long-range land use plan map (shown on Map 6.1) does not create a barrier to the development of modest single-family housing within the Village. The available land in the Village provides opportunities to build additional workforce housing.

Impact Fees

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the Wisconsin Statutes. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency

medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. The Village of Somers imposes impact fees on new single-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new single-family developments that meet affordability thresholds for lot and home size. A list of other single-family residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Residential Development Regulations Related to Multifamily Housing

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications that could be considered by the Village to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability. The Village zoning ordinance identifies five divisions of multifamily residential districts. The R-7 Suburban Two-Family and Three-Family Residential District is zoned for large lots in unsewered areas. The R-8 Urban Two-Family Residential District has a minimum lot size of 20,000 square feet in areas served by sewer. The R-9 and R-10 Multiple-Family Residential Districts have a maximum of eight dwelling units per

structure, with maximum densities of 8.7 and 10.8 dwelling units per acre, respectively. The R-11 Multiple-Family Residential District has a maximum density of 12.4 dwelling units per acre.

Minimum square footage per unit in multiple-family housing is based on the number of bedrooms. Efficiency or one-bedroom units range from 300 to 500 square feet, two-bedroom units range from 500 to 750 square feet, and three-bedroom and larger units range from 600 to 1,000 square feet. These Village standards of multiple-family density and unit size meet the regional housing plan recommendations.

The Planned Unit Development Overlay District (PUD), which may be applied to the R-9, R-10, and R-11 multiple-family residential districts in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PUD range from 8.7 to 12.4 dwelling units per acre. These densities meet the recommendations of the regional housing plan.

Parking and Landscaping Requirements

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Surface parking stalls can cost between \$5,000 and \$10,000 to construct, and underground parking can cost more than \$50,000 per stall to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking spaces per one- and two-bedroom dwelling units and 2.5

spaces for 3-bedroom and larger units for multifamily residential buildings is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

Job/Housing Balance

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of multifamily housing for lower-wage workers based on maximum density and minimum unit size requirements. There are development opportunities for such development in the Village.

Impact Fees

The Village of Somers imposes impact fees on new multiple-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new multiple-family developments that meet affordability thresholds for density and apartment size. A list of other multiple-family residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Tax Increment Financing District (TID) Extension

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the Wisconsin Statutes) allows municipalities to extend the life of a TID for one year after paying of the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Somers has multiple active TIDs which are scheduled to close between 2025 and 2039.

5.7 HOUSING GOALS, OBJECTIVES, AND POLICIES/PROGRAMS

This section presents goals and objectives, which have been updated as needed, as set forth in A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, which was adopted by the Village of Somers, as amended, as its comprehensive plan. This section also presents policies that the Village could consider enacting to help achieve the goals and objectives. These goals, objectives, and plans help to inform the update of the land use element in Chapter 6.

Goal 1: Encourage sustainable development of land for residential use

Objective 1.1: Encourage land uses that promote efficient development patterns and relatively low costs to all levels of government

Policies and Programs:

- Prioritize residential development within and adjacent to areas currently served by sewer (presented on Map 3.3)
- Focus new residential development in zoning districts with higher densities
- Consider updating the Village's zoning ordinance to reduce minimum lot sizes and setbacks

Goal 2: Promote a range of affordable housing choices for all income levels, age groups, and physical abilities

Objective 2.1: Promote housing choices for the Village's aging population

Policies and Programs:

- Consider updating the Village's zoning ordinance to allow Accessory Dwelling Units (ADUs) in all single-family zoning districts

- Utilize the Planned Unit Development (PUD) Overlay district to locate a variety of housing types and densities in close proximity with each other to provide “age in place” opportunities

Objective 2.2: Encourage flexibility in zoning to accommodate a variety of housing options

Policy/Program:

- Consider updating the Village’s zoning ordinance to consolidate residential districts with fewer development restrictions

Objective 2.3: Promote affordable housing choices for Kenosha County’s aging population, people with disabilities, and young families

Policies and Programs:

- Promote housing programs (presented in Table 5.15) in the County that help residents attain affordable housing
- Encourage (based on market demands) construction of more studio, one-, and two-bedroom housing units
- Consider reducing or waiving impact fees for new housing developments that meet affordability thresholds
- Consider developing an expedited review process for single- and multifamily residential development proposals that incorporate affordable housing recommendations
- Consider modifying the housing-unit-to-parking stall ration to reduce development costs and assist in making housing more affordable

Objective 2.4: Promote universal design (designed for all physical abilities) in housing and subdivision construction to accommodate all population groups

Policy/Program:

- Encourage developers to offer universal design options (ramps, wider doorways, roll-in showers, accessible height cabinets, etc.) on new construction of smaller, ranch style or cottage court homes

Table 5.1
Number of Housing Units and Tenure in the Village, County, Region, and State

| Area | Owner-Occupied | | Renter-Occupied | | Vacant | | Total | |
|-------------------|----------------|------------------|-----------------|------------------|---------------|------------------|---------------|------------------|
| | Housing Units | Percent of Total | Housing Units | Percent of Total | Housing Units | Percent of Total | Housing Units | Percent of Total |
| Village of Somers | 2,236 | 63.2 | 1,101 | 31.1 | 202 | 5.7 | 3,539 | 100.0 |
| Kenosha County | 44,045 | 61.2 | 21,832 | 30.3 | 6,143 | 8.5 | 72,020 | 100.0 |
| Region | 514,180 | 57.1 | 316,984 | 35.2 | 68,994 | 7.7 | 900,158 | 100.0 |
| Wisconsin | 1,619,704 | 59.6 | 782,114 | 28.8 | 316,551 | 11.6 | 2,718,369 | 100.0 |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.2
Housing Vacancy Rates in the Village,
County, Region, and State

| Area | Homeowner (percent) | Rental (percent) |
|-------------------|--------------------------------|-----------------------------|
| Village of Somers | 1.6 | 1.6 |
| Kenosha County | 1.0 | 4.5 |
| Region | 0.8 | 5.4 |
| Wisconsin | 0.9 | 4.9 |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.3
Value of Owner-Occupied Housing Units in the Village, County, Region, and State

| Value | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|------------------------|-------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Less than \$50,000 | 93 | 4.1 | 1,720 | 3.9 | 17,276 | 3.3 | 70,058 | 4.3 |
| \$50,000 to \$99,999 | 102 | 4.6 | 2,537 | 5.8 | 38,407 | 7.5 | 165,060 | 10.2 |
| \$100,000 to \$149,999 | 297 | 13.3 | 8,156 | 18.5 | 69,865 | 13.6 | 269,789 | 16.7 |
| \$150,000 to \$199,999 | 376 | 16.8 | 9,164 | 20.8 | 89,530 | 17.4 | 303,015 | 18.7 |
| \$200,000 to \$299,999 | 559 | 25.0 | 11,599 | 26.3 | 141,128 | 27.4 | 408,724 | 25.2 |
| \$300,000 to \$499,999 | 601 | 26.9 | 8,856 | 20.1 | 116,617 | 22.7 | 302,079 | 18.7 |
| \$500,000 to \$999,999 | 173 | 7.7 | 1,768 | 4.0 | 35,778 | 7.0 | 86,116 | 5.3 |
| \$1,000,000 or more | 35 | 1.6 | 245 | 0.6 | 5,579 | 1.1 | 14,863 | 0.9 |
| Total | 2,236 | 100 | 44,045 | 100 | 514,180 | 100 | 1,619,704 | 100 |
| Median Value | \$235,400 | | \$203,400 | | \$227,500 | | \$200,400 | |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.4
Monthly Costs of Owner-Occupied Housing Units with a
Mortgage in the Village, County, Region, and State

| Monthly Cost | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|----------------------------|--------------------------|------------------|-----------------------|------------------|-----------------|------------------|------------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Less than \$500 | -- | -- | 109 | 0.4 | 1,495 | 0.4 | 7,482 | 0.7 |
| \$500 to \$999 | 178 | 12.0 | 3,149 | 10.8 | 34,611 | 10.2 | 163,974 | 16.1 |
| \$1,000 to \$1,499 | 396 | 26.8 | 10,561 | 36.2 | 103,899 | 30.5 | 344,699 | 33.8 |
| \$1,500 to \$1,999 | 470 | 31.8 | 7,751 | 26.5 | 97,210 | 28.6 | 259,927 | 25.5 |
| \$2,000 to \$2,499 | 155 | 10.5 | 4,285 | 14.7 | 52,308 | 15.4 | 126,139 | 12.4 |
| \$2,500 to \$2,999 | 102 | 6.9 | 1,691 | 5.8 | 24,150 | 7.1 | 58,085 | 5.7 |
| \$3,000 or more | 177 | 12.0 | 1,642 | 5.6 | 26,464 | 7.8 | 59,051 | 5.8 |
| Total | 1,478 | 100.0 | 29,188 | 100.0 | 340,137 | 100.0 | 1,019,357 | 100.0 |
| Median Monthly Cost | \$1,653 | | \$1,542 | | \$1,655 | | \$1,491 | |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.5
Monthly Costs of Owner-Occupied Housing Units Without a
Mortgage in the Village, County, Region, and State

| Monthly Cost | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|---------------------|--------------------------|------------------|-----------------------|------------------|-----------------|------------------|------------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Less than \$250 | 24 | 3.2 | 458 | 3.1 | 3,288 | 1.9 | 23,560 | 3.9 |
| \$250 to \$399 | 37 | 4.9 | 903 | 6.1 | 11,347 | 6.5 | 82,991 | 13.8 |
| \$400 to \$599 | 191 | 25.2 | 4,964 | 33.4 | 55,396 | 31.8 | 218,338 | 36.4 |
| \$600 to \$799 | 262 | 34.6 | 4,631 | 31.1 | 56,477 | 32.5 | 155,723 | 25.9 |
| \$800 to \$999 | 152 | 20.0 | 2,106 | 14.2 | 25,028 | 14.4 | 65,763 | 11.0 |
| \$1,000 or more | 92 | 12.1 | 1,795 | 12.1 | 22,507 | 12.9 | 53,972 | 9.0 |
| Total | 758 | 100.0 | 14,857 | 100.0 | 174,043 | 100.0 | 600,347 | 100.0 |
| Median Monthly Cost | \$675 | | \$645 | | \$653 | | \$578 | |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.6
Monthly Costs for Renters in the Village, County, Region, and State

| Monthly Cost | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|---------------------|-------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Less than \$500 | 39 | 3.9 | 1,276 | 6.1 | 21,864 | 7.1 | 65,018 | 8.7 |
| \$500 to \$999 | 410 | 41.1 | 8,802 | 42.0 | 147,786 | 47.9 | 385,044 | 51.3 |
| \$1,000 to \$1,499 | 339 | 33.9 | 8,297 | 39.6 | 101,407 | 32.8 | 222,367 | 29.7 |
| \$1,500 to \$1,999 | 168 | 16.8 | 2,286 | 10.9 | 27,610 | 8.9 | 56,063 | 7.5 |
| \$2,000 to \$2,499 | 15 | 1.5 | 194 | 0.9 | 6,744 | 2.2 | 13,039 | 1.7 |
| \$2,500 to \$2,999 | 28 | 2.8 | 60 | 0.3 | 1,979 | 0.6 | 3,903 | 0.5 |
| \$3,000 or more | 0 | 0.0 | 35 | 0.2 | 1,452 | 0.5 | 4,707 | 0.6 |
| Total ^a | 999 | 100.0 | 20,950 | 100.0 | 308,842 | 100.0 | 750,141 | 100.0 |
| Median Monthly Cost | \$1,142 | | \$882 | | \$962 | | \$916 | |

Note: Data are based on the 2017-2021 American Community Survey.

^a Excludes rental units with no rent paid.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.7
Residential Structure Types in the Village, County, Region, and State

| Structure Type | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|-------------------------------|-------------------|------------------|-----------------|------------------|-----------------|------------------|------------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| 1-Unit, Detached | 2,114 | 59.7 | 47,774 | 66.3 | 520,390 | 57.8 | 1,808,977 | 66.5 |
| 1-Unit, Attached ^a | 291 | 8.2 | 2,792 | 3.9 | 46,367 | 5.2 | 115,708 | 4.3 |
| 2 Units | 79 | 2.2 | 4,867 | 6.8 | 92,315 | 10.3 | 170,039 | 6.3 |
| 3 or 4 Units | 224 | 6.3 | 2,768 | 3.8 | 42,450 | 4.7 | 97,856 | 3.6 |
| 5 to 9 Units | 312 | 8.8 | 4,089 | 5.7 | 54,371 | 6 | 132,693 | 4.9 |
| 10 to 19 Units | 275 | 7.8 | 3,017 | 4.2 | 33,365 | 3.7 | 95,452 | 3.5 |
| 20 or More Units | 111 | 3.2 | 4,731 | 6.6 | 102,464 | 11.4 | 210,212 | 7.7 |
| Mobile Homes | 133 | 3.8 | 1,952 | 2.7 | 8,201 | 0.9 | 86,592 | 3.2 |
| Boat, RV, Van, etc. | 0 | 0.0 | 30 | -- ^b | 235 | -- ^b | 840 | -- ^b |
| Total | 3,539 | 100.0 | 72,020 | 100.0 | 900,158 | 100.0 | 2,718,369 | 100.0 |

Note: Data are based on the 2017-2021 American Community Survey.

^a 1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.

^b Less than 0.05 percent.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.8
Housing Units by Number of Bedrooms in the Village, County, Region, and State

| Number of Bedrooms | Village of Somers | | Kenosha County | | Region | | Wisconsin | |
|---------------------------|--------------------------|------------------|-----------------------|------------------|-----------------|------------------|------------------|------------------|
| | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| One or Fewer | 387 | 10.9 | 6,514 | 9.1 | 121,235 | 13.5 | 320,883 | 11.8 |
| Two | 1,089 | 30.8 | 22,958 | 31.9 | 258,216 | 28.7 | 762,667 | 28.0 |
| Three | 1,480 | 41.8 | 29,625 | 41.1 | 354,065 | 39.3 | 1,103,179 | 40.6 |
| Four or More | 583 | 16.5 | 12,923 | 17.9 | 166,642 | 18.5 | 531,640 | 19.6 |
| Total | 3,539 | 100.0 | 72,020 | 100.0 | 900,158 | 100.0 | 2,718,369 | 100.0 |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.9
Year Built for Housing Units in the Village of Somers: 2021

| Year | Housing Units | | | | | |
|--------------|-------------------|--------------|----------------|--------------|----------------|--------------|
| | Village of Somers | | Kenosha County | | Region | |
| | Number | Percent | Number | Percent | Number | Percent |
| After 2019 | 11 | 0.3 | 68 | 0.1 | 876 | 0.1 |
| 2010-2019 | 236 ^a | 6.7 | 2,800 | 3.9 | 36,750 | 4.1 |
| 2000-2009 | 504 | 14.2 | 10,101 | 14.0 | 82,884 | 9.2 |
| 1990-1999 | 699 | 19.7 | 10,074 | 14.0 | 104,158 | 11.6 |
| 1980-1989 | 286 | 9.1 | 5,966 | 8.3 | 70,462 | 7.8 |
| 1970-1979 | 679 | 19.2 | 10,552 | 14.7 | 118,800 | 13.2 |
| 1960-1969 | 195 | 5.5 | 7,093 | 9.8 | 102,741 | 11.4 |
| 1950-1959 | 211 | 6.0 | 8,806 | 12.2 | 134,530 | 15.0 |
| 1940-1949 | 172 | 4.9 | 4,293 | 6.0 | 60,495 | 6.7 |
| Before 1940 | 546 | 15.4 | 12,267 | 17.0 | 188,462 | 20.9 |
| Total | 3,539 | 100.0 | 72,020 | 100.0 | 900,158 | 100.0 |

Note: Data are based on the 2017-2021 American Community Survey

^a Pre-1940 through 2010 data presented in this table are for the former Town of Somers. The Village of Somers incorporated in 2015 and as such the 2010 through 2015 data is for the former Town of Somers and 2016 through 2019 data is for the Village of Somers.

Source: U.S. Bureau of the Census

Table 5.10
Household Size in the Village of Somers

| Size | Households | | | | | |
|-------------------------------|----------------|------------------|-----------------|------------------|--------------|------------------|
| | Owner-Occupied | Percent of Total | Renter-Occupied | Percent of Total | Total | Percent of Total |
| 1-Person Household | 490 | 32.4 | 592 | 32.4 | 1,082 | 32.4 |
| 2-Person Household | 892 | 37.5 | 358 | 37.5 | 1,250 | 37.5 |
| 3-Person Household | 279 | 11.6 | 108 | 11.6 | 387 | 11.6 |
| 4-Person Household | 340 | 10.8 | 21 | 10.8 | 361 | 10.8 |
| 5-Person Household | 142 | 4.2 | -- | 4.2 | 142 | 4.2 |
| 6-Person Household | 61 | 2.5 | 22 | 2.5 | 83 | 2.5 |
| 7-or-More-Person Household | 32 | 1.0 | -- | 1.0 | 32 | 1.0 |
| Total | 2,236 | 100.0 | 1,101 | 100.0 | 3,062 | 100.0 |
| Average Household Size | 2.62 | | 1.70 | | 2.32 | |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.11
Household Types in the Village of Somers

| Household Type | Number | Percent of Subtotal | Percent of Total |
|--------------------------|---------------|----------------------------|-------------------------|
| Owner Occupied | | | |
| Family Households | 1,689 | 75.5 | 50.6 |
| With Children | (709) | (31.7) | (21.2) |
| Nonfamily Households | 547 | 24.5 | 16.4 |
| Owner Occupied Subtotal | 2,236 | 100.0 | 67.0 |
| Renter Occupied | | | |
| Family Households | 320 | 29.1 | 9.6 |
| With Children | (76) | (6.9) | (2.3) |
| Nonfamily Households | 781 | 70.9 | 23.4 |
| Renter Occupied Subtotal | 1,101 | 100.0 | 33.0 |
| Total Occupied | | | |
| Family Households | 2,009 | -- | 60.2 |
| With Children | (785) | -- | (23.5) |
| Nonfamily Households | 1,328 | -- | 39.8 |
| Total | 3,337 | -- | 100.0 |

Note: Data are based on the 2017-2021 American Community Survey

Figures in parentheses (family households with children) are a subset of family households and are not included in the subtotals or totals of the number or percentage of households.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.12
Housing Cost Burden in the Village, County, Region, and State

| Tenure | Number of Units | | | |
|--|------------------------|----------------|---------|-----------|
| | Village of Somers | Kenosha County | Region | Wisconsin |
| Owner-Occupied | | | | |
| Total Owner-Occupied | 2,236 | 43,886 | 511,241 | 1,610,369 |
| Housing Costs More Than 30 Percent of Household Income | 555 | 8,606 | 100,182 | 291,895 |
| Percent with Cost Burden | 24.8 | 19.6 | 19.6 | 18.1 |
| Renter-Occupied | | | | |
| Total Renter-Occupied | 999 | 20,692 | 301,136 | 735,869 |
| Housing Costs More Than 30 Percent of Household Income | 377 | 9,724 | 140,401 | 314,146 |
| Percent with Cost Burden | 37.7 | 47.0 | 46.6 | 42.7 |

Note: Data are based on the 2017-2021 American Community Survey.

Source: U.S. Bureau of the Census and SEWRPC

Table 5.13
Population, Household, and Employment
Projections for the Village: 2035 and 2050

| | Kenosha County Multi-Jurisdictional Comprehensive Plan: 2035 | VISION 2050 Regional Land Use and Transportation System Plan |
|------------|---|---|
| Population | 15,653 | 30,500 |
| Households | 6,079 | 12,300 |
| Jobs | 7,764 | 7,800 |

Source: SEWRPC

Table 5.14
Regional Housing Plan Projected
Job/Housing Balance Analysis
as it Applies to the Village of Somers

| Job/Housing Balance | Village of Somers |
|---|--------------------------|
| Lower-Wage/Cost | |
| Jobs | 13,833 |
| Percent of Total Jobs | 37.6 |
| Housing Units | 3,374 |
| Average Number of Workers per Household | 1.27 |
| Housing Capacity | 4,285 |
| Percent of Total Housing Capacity | 45.0 |
| Difference (percentage points) | 7.4 |
| Moderate-Wage/Cost | |
| Jobs | 6,401 |
| Percent of Total Jobs | 17.4 |
| Housing Units | 1,128 |
| Average Number of Workers per Household | 1.27 |
| Housing Capacity | 1,433 |
| Percent of Total Housing Capacity | 15.1 |
| Difference (percentage points) | -2.3 |
| Higher-Wage/Cost | |
| Jobs | 16,556 |
| Percent of Total Jobs | 45.0 |
| Housing Units | 2,994 |
| Average Number of Workers per Household | 1.27 |
| Housing Capacity | 3,802 |
| Percent of Total Housing Capacity | 39.9 |
| Difference (percentage points) | -5.1 |
| Projected Imbalance Type(s) | No Imbalance |

Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis of the Village's land use plan map set forth in the *Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035*. The analysis included projected jobs and housing units only in those portions of the Village planned to be served by sanitary sewerage systems by 2035. More information regarding the analysis is presented in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013. The document is available on the SEWRPC website.

Source: SEWRPC

Table 5.15
Housing Programs Available in the Village of Somers and Kenosha County: 2022

| Sponsor | Program Name | Description ^a |
|--|---|--|
| U.S. Department of Housing and Urban Development (HUD) | Section 8: Housing Choice Voucher Program | Vouchers are provided to eligible households who are either very low-income families; elderly; or disabled so they may obtain housing in the private market. Applicants that obtain housing with a voucher pay no more than 30 percent of their adjusted family income for the unit. |
| | Section 8: Project-Based Assistance | HUD provides rental subsidies to project owners on behalf of tenants who are either very low- or low-income families; elderly; or disabled. Tenants pay no more than 30 percent of the family's monthly adjusted income for rent. Though funding is no longer available for new Section 8 projects, property owners that are already receiving funding may continue to participate in the program through the renewal of their contracts. If property owners choose not to renew their contracts, tenants living in these properties will be provided with Section 8 tenant-based vouchers. |
| | Section 202: Supportive Housing for the Elderly | HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of structures to provide housing for very low-income elderly persons. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent. |
| | Section 811: Supportive Housing for Persons with Disabilities | HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of rental housing for very low-income people with disabilities. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent. |
| | Community Development Block Grant Program | The HUD Small Cities Community Development Block Grant (CDBG) program is administered in Wisconsin by the Wisconsin Department of Administration (WDOA), Division of Energy, Housing, and Community Resources (DEHCR). The housing component of this program provides grants to general purpose local units of government for housing programs which principally support low- and moderate-income households, with an emphasis on housing rehabilitation efforts. Cities, villages, and towns with a population less than 50,000 persons and counties other than Milwaukee, Waukesha, and Dane may apply for Small Cities CDBG program grants. |
| | HOME Investment Partnerships Program | Under this program, HUD HOME funds are provided through DEHCR to local units of government, housing authorities, and nonprofit organizations, which, in turn, develop affordable housing programs that are appropriate in their communities (see DEHCR, below, for more information). Funds are awarded annually as formula grants to eligible jurisdictions. HUD establishes a trust fund for each grantee, providing a line of credit to draw upon as needed. The program's flexibility allows jurisdictions to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or assistance with rents and security deposits. |

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| Federal Housing Administration (FHA) | FHA Mortgage Insurance | The FHA provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. It insures mortgages on single family homes as well as multi-family homes and manufactured homes. The mortgage insurance provides lenders with protection against losses as a result of a default, reducing the risk to the lender. FHA insured loans require very little cash investment to close the loan allowing for more flexibility in calculating household income and payment ratios. |
| | Section 203(k) Rehabilitation Mortgage Insurance | Loans are insured to finance the rehabilitation or purchase and rehabilitation of one- to four-family properties that are at least one year old. Borrowers can get a single mortgage loan, at a long-term fixed (or adjustable) rate, to finance acquisition and rehabilitation of the property. |
| | Property Improvement Loan Insurance (Title I) | Loans made by private lenders are insured for up to 20 years to finance the light or moderate rehabilitation of either single- or multifamily properties. Properties may consist of single-family and multi-family homes, manufactured homes, nonresidential structures, and the preservation of historic homes. |
| Department of Veteran Affairs (VA) | Home Loan Program | Offers guaranteed loans with no money down and no private mortgage insurance payments to veterans, active-duty military personnel, and certain members of the reserves and National Guard. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs. |
| U.S. Department of Agriculture (USDA) | Section 502: Single-Family Housing Direct Loans | USDA provides direct loans to very low- and low-income households to obtain homeownership. Funding may be used to build, repair, renovate, or relocate homes, or to purchase and prepare sites (including the provision of sewage and water facilities). Subsidies are provided to reduce monthly housing payments—borrowers pay the higher either of 24 percent of the borrower’s adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance; if the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. There is no required down payment. |
| | Section 502: Single-Family Housing Guaranteed Loans | USDA guarantees loans to low- and moderate-income households by commercial lenders to build, repair, renovate or relocate a home, or to purchase and prepare sites (including providing water and sewage facilities). Applicants must be without adequate housing but be able to afford the mortgage payments. Loans are provided at fixed rates with terms of 30 years. No down payment is required. |
| | Section 502: Mutual Self-Help Housing Loans | Loans are provided to help very low- and low-income households construct their own homes. Families perform a significant amount of the construction labor on their homes under qualified supervision. Savings from the reduction in labor costs allow otherwise ineligible families to own their own homes. There is no required down payment and subsidies are provided to reduce monthly housing payments—borrowers pay the higher of either 24 percent of the borrower’s adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance. If the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. Nonprofit or public agencies which sponsor mutual self-help housing often use administrative funds from the Section 523 Self-Help Technical Assistance Grant Program. |
| | Sections 514/516: Farm Labor Housing Loans and Grants | Section 514 loans and Section 516 grants provide low-cost financing for the development of affordable rental housing for year-round and migrant “domestic farm laborers” and their households. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as on-site childcare centers. Loans are for 33 years and generally at a 1 percent interest rate; grants may cover up to 90 percent of the development cost (the balance is typically covered by a Section 514 loan). Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income. |
| | Section 515: Rural Rental Housing Loans | Direct mortgage loans are made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants’ payments to 30 percent of their income. |
| | Section 521: Rural Rental Assistance Payments | Provides rent subsidies to elderly, disabled, very low- and low-income residents of multi-family housing to ensure that they pay no more than 30 percent of their income for housing. Projects that are eligible to use rental assistance include Section 515 Rural Rental Housing and Section 514 Farm Labor Housing. |

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| U.S. Department of Agriculture (USDA) (continued) | Sections 523/524: Rural Housing Site Loans | Loans are made to provide housing sites for low- and moderate-income families. Nonprofit organizations may obtain loans to buy and develop building sites, including the construction of access roads, streets and utilities. Section 523 loans are limited to private or public nonprofit organizations that provide sites for self-help housing only. |
| | Section 538: Rural Rental Housing Guaranteed Loans | Loans are guaranteed for the construction, acquisition or rehabilitation of rural multi-family housing whose occupants are very low-, low-, or moderate-income households, elderly, handicapped, or disabled persons with income not more than 115 percent of the area median income. The terms of the loans guaranteed may be up to 40 years and the rates must be fixed. The rent, including utilities made by tenants cannot exceed 115 percent of the area median income. |
| Wisconsin Housing and Economic Development Authority (WHEDA) | Low Income Housing Tax Credit (LIHTC) Program | Provides developers of affordable housing with a tax credit that is used to offset a portion of their federal tax liability. At a minimum, 20 percent of units must be occupied by households whose incomes are at or below 50 percent of the county median income (CMI) or at least 40 percent of units must be occupied by households whose incomes are at or below 60 percent of the CMI. Units designated as low-income have a maximum rent limit that is based on the CMI. Developers are expected to maintain the elected proportion of low-income units for at least 30 years. |
| | WHEDA Advantage Loan Program | Offers 30-year mortgage loans at below market, fixed interest rates to low- and moderate-income families and individuals who are first time homebuyers. |
| | Down Payment Assistance Program | Provides financing of up to 6 percent of the purchase price for down payment and closing costs, and a line of credit for future repairs. To be eligible, borrowers must be applying for their first mortgage with a WHEDA Advantage loan. |
| Wisconsin Department of Administration (WDOA), Division of Energy, Housing and Community Resources (DEHCR) | DEHCR HOME Investment Partnerships Program—Funded by HUD | DEHCR has created several “sub-programs” as a basis for distributing non-entitlement HUD HOME Investment Partnerships program funds in Wisconsin. These sub-programs include the Development Projects program; Rental Housing Development (RHD) program; Homebuyer and Rehabilitation (HHR) program; and Tenant Based Rental Assistance (TBRA) program. With funds available under these programs, local sponsors develop affordable housing opportunities (for households at or below 80 percent of the county median income) that are most needed in their respective communities. Eligible local sponsors include local governments, housing authorities, and nonprofit organizations. |
| | Housing Cost Reduction Program Initiative (HCRI) Homebuyer Program | DEHCR administers this state-funded program that provides housing assistance to low- and moderate-income households seeking to own or rent affordable housing. This program has two components: the Housing Preservation program (HPP) that provides short-term assistance to households facing foreclosure or other short-term housing problem; and the HCRI Homebuyer program, which provides closing cost and down payment assistance to eligible homebuyers. Eligible local sponsors include local units of government; nonprofit and certain for-profit corporations; housing authorities; and others. |
| | Wisconsin Emergency Rental Assistance Program (WERA) | The Wisconsin Emergency Rental Assistance (WERA) Program was created as a response to the loss of income for many rental households during the COVID-19 pandemic. WERA provides up to 18 months of rental arrearages and/or rental assistance; utility and housing energy payments and arrearages including electricity, water, internet, gas, and bulk fuel; and other expenses related to housing such as late fees, lot rent arrearages and lot rent assistance, security deposits, moving expenses, and cost of a transitional stay in a hotel or motel. Eligible households must have at least one or more individuals qualify for unemployment or has experienced a reduction of household income, experienced major costs, or experienced financial hardship during the COVID-19 pandemic; demonstrate a risk of being evicted, experiencing homelessness, or housing instability; and have a household income at or below 80 percent of the area median income. |

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| Wisconsin Historical Society | Historic Home Owner's Tax Credit | A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic non-income-producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society. |
| Kenosha County Housing Authority | Housing Rehabilitation Loan Program | Provides no-interest, deferred payment home improvement loans to low- and moderate-income homeowners, and no-interest, installment payment loans to investment property owners who rent to low- and moderate-income households. Loans may be used for property improvements including improvement of energy-efficiency, structural repair, lead-based paint remediation and abatement, and for the conversion of properties to rental units. Properties must be within Kenosha County, but outside of the City of Kenosha. |
| | Homestead Opportunity Loan Program | Offers no-interest deferred payment loans to low- to moderate-income renters for the purchase of a home. Loans may be used for payment of bank fees, closing costs, property rehabilitation, and up to 50 percent of the down payment. Maximum down payment assistance is 10 percent of the purchase price of the home. Properties must be within Kenosha County, but outside of the City of Kenosha. |
| | Fox River Flood Mitigation Program | Intended to reduce flood damage and the potential for injury to affected persons by acquiring and demolishing residential structures and relocating displaced residents from the 100-year recurrence interval floodplain of the Fox River. All acquired dwellings are demolished, and the property is placed in permanent open space. The project area for this program is the 100-year recurrence interval floodplain of the Fox River within the Village of Salem Lakes and Town of Wheatland, in the west central part of Kenosha County. The primary purpose of the program is to reduce the threat to the health and safety of area residents and rescue workers resulting from the frequent and severe flooding of the Fox River. A secondary goal of the program is the removal of blighted and hazardous dwellings. |
| Private and Quasi-Public Housing Programs | Habitat for Humanity (HFH) | Builds and renovates homes with the help of future home owners through donations of money, materials, and volunteer labor and sells the homes to the partner families at no profit. The Chapters are locally run affiliates of Habitat for Humanity International, a nonprofit, ecumenical Christian housing ministry. Habitat for Humanity works in partnership with people in need to build simple, decent, affordable housing. The houses are sold to those in need at no profit and with no interest charged. |
| | Energy Star Qualified Homes | Homes that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC) and include additional energy-saving features that typically make them 20 to 30 percent more efficient than standard homes. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR qualified lighting, water heaters, and appliances. |
| | Focus on Energy-Energy Star Mortgages | Through the Focus on Energy program and participating lenders, Energy Star Mortgages are available to those who purchase a Wisconsin Energy Star home. Benefits include reduced closing costs and qualifying for a slightly higher mortgage due to increased energy savings. |
| | Green Built Home | Provides neutral third-party certification of green building practices that meet environmental, health, and energy standards. Support for Green Built Home comes from builder enrollment and home registration fees as well as organizations that promote green building and energy efficiency for Wisconsin. |

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| Private and Quasi-Public Housing Programs (continued) | LEED Program | The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, created by the U.S. Green Building Council (USGBC), is a nationally recognized benchmark or standard for the design, construction, and operation of high-performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. |
|---|--------------|---|

Note: For most programs, "very-low income" families are defined as those whose annual incomes are at or below 50 percent of the median for the area, adjusted for family size. "Low-income" families are defined as those whose annual incomes are between 50 percent and 80 percent of the median income for the area, adjusted for family size. "Moderate-income" families are defined as those whose annual incomes do not exceed 115 percent of the area median income; however, for HUD's CDBG programs, low to moderate income families are defined as those earning 80 percent or less of the area median income, and for the USDA's Section 515 Rural Rental Housing Loan program, moderate-income families must have incomes not exceeding \$5,500 above the low-income limit.

^a This table provides a general description of the various housing programs. Details can be found on the websites of the administering agencies.

Source: SEWRPC

SEWRPC Community Assistance Planning Report No. 342
A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 6

UPDATED LAND USE ELEMENT

6.1 INTRODUCTION

The updated land use element consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the Village’s residents through the year 2050. This chapter is intended to help guide the physical development of the Village by providing a means of relating day-to-day development decisions to long-range development needs and goals, helping to ensure that today’s decisions support long term development goals for the future. This chapter also presents information pertaining to the planning of a Village Center, key highway corridor development considerations, and the updated land use plan map for the Village. The land use plan map serves as a visual guide to aid development decisions and serves to support related comprehensive plan goals, objectives, policies, and programs.

6.2 PLANNED LAND USES

The Village’s land use plan map, shown on Map 6.1, accounts for existing and anticipated development and incorporates information and recommendations from the following sources: the Village’s 18 existing neighborhood plans; the current comprehensive plan; input from Village representatives and staff; the Village’s sanitary sewer service area plan; and the Village’s Water Supply Service Area Plan, in which the water supply area also represents the future Village boundary shown in Map 6.1. The Village’s current comprehensive plan is the Multi-Jurisdictional Comprehensive Plan for Kenosha County and includes an amendment to the Village’s land use plan map that was adopted by the Village in 2018. The land use plan map set forth in this plan update addresses the desire of the Village to develop a Village Center district and

direct more diverse development to key transportation corridors. The Village is planning for a significant amount (nearly 40 percent) of its land to be planned for residential development with most of that designated as medium-density residential as shown in Table 6.1. A comparison of the Village's planned land use categories and existing zoning districts is shown in Table 6.2 to better understand which zoning districts are compatible with which land uses.

Consistent with the above noted plans, the Village intends that almost all new development will occur with typical urban services such as public sanitary sewer service, public water service, private stormwater management, urban road cross-sections, etc. Infill development where such services are not present, and very limited new development located far from such existing services, may be considered on a case-by-case basis by the Village. However, any such development will typically be required to connect to the urban services when they become available.

Land Use Plan Map Updates

The following is a list of the more significant updates and changes made to the Village's 2035 land use plan map, all of which have been incorporated into this plan's 2050 land use plan map, based on discussions between Village officials and SEWRPC staff and upon the information noted earlier in this section of the plan:

- Updates to the Primary Environmental Corridor, Secondary Environmental Corridor, Isolated Natural Resource Area, and Other Open Lands to be Preserved land use categories to reflect the Commission's 2015 environmental corridor inventory.
- Updates to the Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas land use category to reflect current wetland information.
- Removing the agricultural and rural -density residential land use categories because they are not compatible with an area identified for future public sanitary sewer service.
- Removing the "Landfill" land use category because the site has been identified as a future park site.
- Adding new proposed park and open space sites that have not been previously identified in the Commission's park and open space site inventory.
- Updates to reflect development projects that have been proposed, approved, or completed since the current land use plan map was last amended.
- Designating village center hubs located in the central portion of the Village adjacent to the Village Hall and surrounding a commuter rail line station at either CTH A or CTH E.

Residential Planned Land Uses

The Village of Somers land use plan includes three residential planned land use categories intended to balance preserving the Village's existing character and accommodating population growth by continuing the Village's efforts to provide a variety of housing types. These categories reflect the styles of residential development described in the Multi-Jurisdictional Comprehensive Plan for Kenosha County and the VISION 2050 regional land use and transportation plan. The residential planned land use categories are derived from existing conditions in the Village and are intended to support the Village's desired development goals in line with projected future growth. The residential categories include Suburban-Density Residential, Medium-Density Residential, and High-Density Residential.

Suburban-Density Residential

Areas of the Village designated as Suburban-Density Residential are characterized by residential development on spacious plots of land that are predominantly rural or suburban in character. Much of the area designated as Suburban-Density Residential is already developed. New development in these areas is to not exceed 2.2 dwelling units per acre (i.e. average lot sizes of about 20,000 square feet or more). While denser than rural development, it can still preserve the open land and attractive natural features of the surrounding areas if designed well. Suburban-Density Residential land use offers estate type housing on larger lots and may appeal to residents seeking more private open space. Development in the Suburban-Density Residential planned land use may benefit from cluster design, discussed in the Development Techniques and Tools section of this chapter. The Village's current R-1, R-2, R-3, and R-7, residential zoning districts are consistent with Suburban-Density Residential development.

The Suburban-Density Residential planned land use permits single-family, two-family, and three-family detached homes and subdivision development within a less-dense atmosphere than a traditional neighborhood might provide. The Country Charms Estates subdivision along CTH E is an example of existing development that adheres to the vision of Suburban-Residential Density areas. This land use is primarily reserved for areas that are already developed at this lower density and can be found concentrated mostly east of STH 31.

Medium-Density Residential

Areas of the Village designated as Medium-Density Residential are envisioned to have an organic, traditional neighborhood character with a wide range of housing choices, striking a balance between spacious dwelling units with large backyards and compact development patterns near neighborhood

amenities. Development in these areas is allowed to range from 2.3 to 7.3 dwelling units per acre (lot sizes ranging from 20,000 square feet to about 6,000 square feet). The range of development densities will provide a variety of housing options that are suitable for different ages, abilities, household sizes, and income levels and may be interspersed within a neighborhood to provide a more dynamic setting. Residential development in the lower density ranges of the Medium-Density Residential planned land use may benefit from cluster design discussed in the Development Techniques and Tools section of this chapter, especially adjacent to wetlands or environmental corridors. The Village's current R-4, R-4.5, R-5, R-6, and R-8 zoning districts are consistent with the Medium-Density Residential land use category.

At its lowest densities, this land use category is intended to permit traditional residential neighborhood development of predominantly single-family, two-family, and three-family residential buildings. At its highest densities this land use category can accommodate townhome developments and, when combined with features such as neighborhood parks and situated in proximity to commercial areas and community facilities such as libraries and schools, can promote highly walkable neighborhoods with a strong sense of community and vibrant activity centers. The residential neighborhood around American Legion Post 552 is an example of existing single-family development while the recently approved Somersville project is an example of denser planned development that includes the variety of patterns envisioned for Medium-Density Residential areas. This land use designation is found throughout the Village, with a large proportion located west of STH 31, and is the most extensive land use category in the land use plan.

High-Density Residential

The High-Density Residential planned land use includes residential development that is predominantly urban in character. New development in these areas is allowed to range from 7.4 to 12.4 dwelling units per acre. Multifamily residential development, two- or three-family residential development, and small-lot attached and detached single-family residences could all be accommodated. The Village's current R-9, R-10, and R-11 zoning districts are consistent with the High-Density Residential land use category.

This land use category is intended to permit dense traditional residential neighborhoods as well as multifamily buildings or complexes. The denser development pattern supports walkable neighborhoods and efficient land use. Smaller lot sizes and dwelling units offer the possibility of lower upfront costs and less ongoing maintenance that may appeal to many members of the community. High-Density Residential development should be located near compatible land uses such as parks, institutional uses, and employment centers to maximize development potential and walkability. The Village does not currently have any examples of higher-density single-family development, but the Hawthorn Apartment complex is

an example of existing multifamily development that adheres to the vision of High-Density Residential areas. Other existing higher-density residential areas are found scattered throughout the Village and new development in this category is focused near the Village Center.

Mixed and Non-Residential Planned Land Uses

The Village of Somers land use plan includes 10 mixed and non-residential planned land use categories. These categories reflect a combination of the types of mixed and non-residential developments described in the Multi-Jurisdictional Comprehensive Plan for Kenosha County and the VISION 2050 regional land use and transportation plan. The mixed and non-residential planned land uses are derived from existing conditions in the Village and are designed to support the Village's desired development goals in line with projected future growth. The 10 mixed and non-residential planned land uses are identified as Mixed Use, Commercial, Office/Professional Services, Business/Industrial Park, Industrial, Governmental and Institutional, Street and Highway Right-of-Way, Transportation-Communication-Utility, Park and Recreational, and Environmentally Significant Areas.

Mixed Use

Portions of the Village of Somers designated as Mixed Use are intended to accommodate retail/office and residential uses within a single or adjacent/coordinated development sites. They may also accommodate limited institutional and/or recreational uses. The Mixed Use category is intended to foster vibrant, efficient, and sustainable urban areas that serve as community activity centers and provide opportunities for residents to live, work, and play within a compact development pattern. New residential development in these areas is intended to exceed 7.2 dwelling units per acre to help support the commercial developments and accommodate walkable neighborhoods. Developments within areas designated as Mixed Use should be carefully considered to ensure they complement one another.

Mixed Use areas may be classified as vertical, horizontal, or both. Vertical mixed-use developments include multiple uses in the same building, such as ground floor commercial with upper story housing. Horizontal mixed-use developments are comprised of single-use buildings within a complex, with some buildings dedicated to residential uses while adjacent structures contain other compatible uses. Mixed Use areas may also contain a combination of vertical and horizontal mixed-use structures. Vertical mixed-use is generally a more efficient use of land offering higher residential densities, while horizontal mixed-use may be appropriate to include larger-scale commercial occupants that complement other uses in the area.

Residential development within this category is envisioned to be primarily higher density to maximize accessibility. Smaller-scale commercial uses such as small retailers and offices are best suited for achieving the community goals of Mixed Use areas, although larger-scale development that is especially beneficial to Village residents, such as a full-line grocery store, should be encouraged. An overlay district, such as Planned Unit Development (PUD), with underlying residential or commercial zoning districts may be appropriate for the Mixed Use areas. To maximize the activity and economic productivity of these areas, parking requirements should be carefully considered and modified where possible, as permitted by the Village code under the PUD Overlay District. Areas designated as Mixed Use may be ideally suited for the Village's goal of creating village center hubs. There are currently no areas in the Village that align with this land use category, but planned Mixed Use areas could occur near the Village Hall, potential KRM stops at CTH A and CTH E along STH 32, and along STH 31.

Commercial

The Commercial planned land use category includes a mix of retail, service, and entertainment uses. Examples of Commercial land uses include, but are not limited to, shopping centers, general merchandise stores, apparel and accessory stores, restaurants, banks, and other entertainment venues. The scale of these commercial uses may vary depending on the context of the surrounding area and the size of the development parcels. Care should be taken to group compatible commercial uses by considering their function, intensity of use and bulk, character, and relationship to adjacent land uses. Existing commercial uses are primarily concentrated in the far southeastern corner of the Village near the intersection of STH 31 and CTH S. Areas designated for future commercial development can be found along STH 31 and west of IH-94.

Office/Professional Services

The Office/Professional Services land use category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities. Areas designated for future office and professional services development can be found in the northwest corner of the Village and should be zoned BP-1 to accommodate the smaller areas of development with the preservation of natural features.

Business/Industrial Park

Land designated as Business/Industrial Park is intended to provide areas where single-tenant and multi-tenant professional offices, commercial uses, and nonhazardous industrial facilities may be grouped within an attractive campus-like setting. The Business/Industrial Park land use category is not intended to be open to or visited by the general public but may include limited ancillary service uses intended to serve other occupants of the development. Retail and service businesses may be appropriate along the edges of Business/Industrial Park developments that are adjacent to transportation corridors.

These developments are intended to accommodate limited intensity uses that are compatible with adjacent land uses. Sufficient off-street parking and loading areas would be provided within Business/Industrial Park areas and ample landscape screening utilized to separate the developments from adjacent uses. Business/Industrial Park areas can accommodate large businesses or industrial parks that are under unified design and ownership as well as clusters of smaller scale developments. There are currently no areas in the Village that align with this land use category but planned areas of Business/Industrial Park are focused along CTH S, CTH KR, and the frontage roads along IH-94.

Industrial

The Industrial planned land use category allows for the development of manufacturing and warehousing facilities that are large in scale or intensity. These facilities may generate significant noise and traffic or have substantial outdoor storage areas that necessitate careful attention to neighborhood impacts and appropriate screening to buffer industrial land uses from adjacent uses. Access to transportation infrastructure and buffering from incompatible land uses, such as residential development, are key considerations in Industrial areas. Existing Industrial areas are found along CTH S while planned Industrial areas include an expansion along CTH S and areas of land west of I-94.

Governmental & Institutional

The Governmental and Institutional planned land use category includes civic buildings, schools, religious institutions, hospitals, and related public and privately owned facilities. Many of these land uses already exist within the Village; however, it is anticipated that additional facilities will be needed to support projected growth in the Village. Future smaller scale institutional uses intended to serve areas of growth may be located in areas classified for other uses on the land use plan map, as appropriate. Likewise, should a current institutional site, for whatever reason, cease to be viable for institutional use in the future, it may be appropriate to amend the land use plan to consider another compatible use. Existing Governmental & Institutional areas are focused along CTH E and include the Village Hall, Somers Elementary School,

Shoreland Lutheran High School, and University of Wisconsin-Parkside. Future areas of Governmental & Institutional use can be found throughout the Village.

Street and Highway Right-of-Way

All existing street and highway rights-of-way (as of 2020) are shown on Map 6.1 as a separate land use category. Under planned year 2050 land use conditions, there would be 1,134 acres, or about 8 percent of the urban service area, within the Street and Highway Rights-of-Way category. Chapter 4 provides information regarding planned transportation facilities in the Village. The only new recommended facility is the extension of CTH L from CTH H to 120th Ave. New streets would need to be constructed to serve new development under this land use plan, but those facilities would be planned during the project development phase of any new development.

Transportation-Communication-Utility

Transportation, Communication, and Utility (TCU) planned uses include, but are not limited to, railroads, power generation and transmission facilities, wastewater treatment, and water distribution facilities. This planned land use category is distributed throughout the Village and is largely defined by existing facilities and rights-of-way. The potential commuter rail line as discussed in the Multi-Jurisdictional Comprehensive Plan for Kenosha County and two alternative station locations have been identified on the land use plan map, along 12th Street (CTH E) and 7th Street (CTH A), just west of STH 32. Land directly adjacent to the potential station locations that is largely undeveloped has been designated as Mixed Use.

Park & Recreational

The Park and Recreational planned land use category provides recreational outdoor spaces for the enjoyment of residents of and visitors to the Village. This is a low-intensity land use that should minimize disturbance of natural resources and adjacent uses. Parks may include active recreation such as playgrounds, athletic fields, amphitheaters, and related recreational facilities. They may also leverage natural areas and environmental corridors by including passive recreation facilities such as trails, picnic areas, and informal playfields to open these areas to the enjoyment of the public. Park and Recreational sites may vary in scale from small neighborhood parks to large community gathering spaces.

The Land Use Plan map shows several sites within the Village that do not appear on Map 3.4, Park and Open Space Sites in the Village of Somers: 2020 but should be considered for new parks or recreation facilities. These locations include a site along CTH E adjacent to the Pritzker Archives and Memorial Park Center and a site along STH 31 that includes the New Life Lutheran Church. The map also shows several sites within the

Village that were identified as park and open space sites on Map 3.4 but offer significant opportunities for future development as other uses. These locations include a site along CTH EA of Village land being held for a future community park near the Village Hall, a site along CTH L that includes Maplecrest Country Club, and a site at the intersection of STH 31 and CTH E that housed the former Scores Sports Bar and Grill.

Environmentally Significant Areas

Environmentally Significant Areas designated on the land use plan map include primary and secondary environmental corridors, isolated natural resource areas, and other lands to be preserved. The environmental corridors and isolated natural resource areas were updated by the Commission in 2015 under its continuing planning program. Environmental corridors, more fully described in Chapter 3, are linear areas in the landscape that contain concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource features. Table 6.3 presents the Commission's guidelines for development considered compatible with environmental corridors and isolated natural resource areas. Protecting natural resources will help the Village maintain the existing rural character and implement Goal 1 of the Land Use Element.

Primary Environmental Corridors

Primary environmental corridors are the largest of these environmentally significant areas, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Protecting primary environmental corridors is one of the key Objectives (Objective 1.2) of this plan and a key recommendation of the Commission's adopted regional plans including the regional land use and transportation plan, VISION 2050. Primary Environmental Corridors in the Village are largely found on the eastern side of the Village adjacent to Pike Creek and the Lake Michigan shoreline.

Secondary Environmental Corridors

Secondary environmental corridors may have similar types of resources as primary environmental corridors but are smaller in size; they are by definition at least 100 acres in area and one mile in length. Secondary environmental corridors are found throughout the Village adjacent to smaller tributaries and wetland areas. VISION 2050 notes that communities can choose to apply the guidelines set forth in Table 6.3 to secondary environmental corridors. Protecting secondary environmental corridors is part of Objective 1.2 of the Land Use Element.

Isolated Natural Resource Areas

Isolated natural resource areas, also discussed in Chapter 3, are comprised of tracts of wetlands, woodlands, and surface water—by definition, at least five acres in area and 200 feet in width—that are separated from

the environmental corridors. Isolated natural resource areas are found throughout the Village mostly encompassing wetlands. VISION 2050 notes that communities can choose to apply the guidelines set forth in Table 6.3 to isolated natural resources areas. Protecting isolated natural resource areas is part of Objective 1.2 of the Land Use Element.

Other Conservancy Land to be Preserved

This category is comprised of floodplain areas and other small wetlands, typically located near planned urban or rural development, thereby effectively designating such lands as unsuitable for development. Other Conservancy lands are found throughout the Village and encompass most of the Village's floodplains. Protecting these areas is part of Objective 1.2 of the Land Use Element

It is important to note that this plan sets forth the environmental corridor and isolated natural resource area delineations for the Village of Somers as identified in the Commission's 2015 regional environmental corridor inventory. The regional inventory is based upon, and updates, previous regional environmental corridor inventories prepared by the Commission, and as such, is well suited for identifying, comparing, and analyzing environmental corridor trends and changes over time. However, it is also important to note that certain plans (most notably being locally adopted sanitary sewer service area plans) identify what is commonly referred to as planned environmental corridors. Pursuant to Wisconsin Administrative Code NR 121, and certain policies adhered to by the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety and Professional Services in regard to their review and approval of public and private sanitary sewer extensions, these agencies may prohibit or otherwise limit the extension of sanitary sewers to serve development in certain environmentally significant lands (i.e. planned environmental corridors) identified in the locally adopted sanitary sewer service area plans. Environmentally significant lands where the extension of sanitary sewers to serve development may be prohibited or otherwise limited include all primary environmental corridors, the lowland portions of secondary environmental corridors and isolated natural resource areas, and certain adjacent wetlands, floodlands, riparian buffers, and steep slopes. It can also be noted that these environmentally significant lands are sometimes updated more frequently than the inventory environmental corridor delineations, in particular, to reflect more recent field delineations, approved regulatory permits/approvals, and best available information.

Development Techniques or Tools

Although land use patterns essentially establish the general character of an area, attention paid to detailed layout and design of developments is necessary to preserve or achieve the appearance and degree of compatibility desired by communities. Various development techniques or tools are important to help

further protect or achieve a community's identity. These include, but are not limited to, neighborhood and special district planning, community design and sustainability concepts, and other design implementation tools.

Planned Unit Development (PUD) Overlay District

A Planned Unit Development (PUD) overlay district is a tool within the Village's current zoning ordinance that gives developers and the Village greater flexibility to shape the future of areas like the village center hubs designated on the land use plan map. PUD districts allow development that would not normally be allowed by any of the underlying zoning districts and allows the Village to curate the specific developments to align with the vision of an integrated core with a unique identity. The Village of Somers has identified the creation of village center hubs as an important policy under Objective 2.1 and using PUD is a way for the Village to achieve that objective.

The village center hubs are envisioned as vibrant hubs of activity that serve as the heart of the Village's civic, social, economic, and cultural life. The village center hubs are intended to form a cohesive and harmonious integration of residential, commercial, and public spaces. They are envisioned as dynamic and walkable areas connected by facilities such as sidewalks, public plazas, and/or green spaces, creating an inviting atmosphere that encourages residents and visitors to gather and interact.

Catalytic projects that will attract additional development should be facilitated, but it is anticipated that it may take many years to fully realize the village center hub concept. The areas of the Village designated as village center hubs include the area surrounding the Village Hall and the potential site for a stop on a future commuter rail line, including a station at either CTH E (12th Street) or CTH A (7th Street). To best achieve these goals, the following five recommendations should be considered for using PUD to allow development of the village center hubs.

Mixed-Use Development

The Village should encourage a mix of land uses, primarily commercial, residential, and civic spaces, within village center hubs. Existing land uses such as municipal buildings and parks should be incorporated into the overall plan for the village center hubs. This mix of diverse land uses promotes a vibrant environment where people live, work, shop, and socialize. The focus on small-scale commercial development and walkability can also promote local economic development by encouraging residents and visitors to shop at local businesses.

Pedestrian and Public Spaces

Successful village center hubs prioritize pedestrian-friendly design elements such as wide sidewalks, safe street crossings, benches, attractive lighting, and plazas. These features encourage people to explore the hubs, provide opportunities to gather, and are essential to fostering an active community center. Public outdoor spaces such as plazas, parks, and trails provide space for events, festivals, and performances that add to the neighborhood's vitality and attract visitors from outside the immediate area.

Parking and Transportation

Although the hubs are envisioned to be pedestrian friendly, it is important to recognize that many people will visit the areas who do not live immediately adjacent to them. The hubs should be accessible from existing transportation options, and parking should be carefully considered to minimize its footprint within the hubs and avoid creating congestion. Complete street and/or traffic calming measures such as reduced speed limits, narrow lanes, protected bike lanes, streetscape/landscape treatments, etc. should also be considered for internal hub streets.

Design Standards

The hubs should have aesthetic and architectural standards that create a strong sense of place. These standards should balance creating cohesive and visually appealing hubs while allowing for a variety of developments appropriate for the area. Recommended standards may include guidance for building facades, signage, and landscaping. Standards should also be defined for building heights and density to ensure that developments maintain an appropriate scale. Denser development and taller buildings may be appropriate in the core of the hubs, while perimeter areas should blend with the surrounding neighborhoods.

Community Engagement

Envisioned as areas for the entire Village of Somers to enjoy, the village center hubs should reflect the aspirations and needs of the community. Stakeholders including community residents and local businesses should be included in the planning process to make the developments successful.

Cluster Subdivision Development

Cluster subdivision design, sometimes referred to as conservation subdivision design, is a development technique that is intended to preserve open space and natural features within a development parcel. To achieve this, dwellings are constructed on small individual lots clustered within a portion of the development parcel, leaving the remainder as open space. This technique allows the same overall number of dwelling

units per developable acre as conventional subdivision design while maximizing the preservation of open space and maintaining the natural resources of the parcel. Properly designed cluster subdivisions have many benefits to the community, including preserving rural character, minimizing visual impact of new development, protecting significant natural features and agricultural lands, resilience against flooding and other natural hazards, and lower infrastructure installation and maintenance costs.

There are several management options for the open space areas of a cluster development. As appropriate for the development parcel, the Village may choose to preserve existing natural features, or restore natural conditions that have previously been disrupted. Including trails can make the land available for neighborhood residents to enjoy or provide a connection to other trails in the area. The open land may be owned by a homeowner's association, the original landowner, a land trust or other private conservation organization, the Village of Somers, or the County or State. Conservation easements and attendant deed restrictions should be used to protect the common open space from future conversion to more intensive uses. Cluster development is best utilized as a tool to shape development within areas planned for Suburban- and Medium-Density Residential.

6.3 LAND USE GOALS, OBJECTIVES, AND POLICIES/PROGRAMS

This section presents goals and objectives, which have herein been updated as needed, as originally set forth in A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, which was adopted by the Village of Somers, as amended, as its comprehensive plan. This section also presents policies and programs that can help the Village achieve its goals and objectives.

Goal 1: Preserve and enhance Somers's natural resources, including Lake Michigan, the Pike River, the Kilbourne Road Ditch, and park and open space sites such as Petrifying Springs Park

Objective 1.1: Preserve natural features and open space as part of future development proposals in the Village

Policies and Programs:

- Promote cluster subdivision design in Suburban- and Medium-Density Residential areas

Objective 1.2: Develop methods for the protection, sound use, and enhancement of the natural resource base, including environmental corridors, isolated natural resource areas, wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains

Policies and Programs:

- Identify environmentally significant areas to be preserved on the Village land use plan map consistent with the community-level, county, and regional plans
- Ensure the protection of all environmental corridors and isolated natural resource areas within the Village in accordance with the VISION 2050 Regional Land Use and Transportation Plan

Objective 1.3: Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources

Policy / Program:

- Ensure the Village is following the recommendations presented in SEWRPC's Regional Water Supply and Regional Water Quality Management Plans

Objective 1.4: Encourage the protection of Lake Michigan's water quality and shoreline, including Lake Michigan bluffs

Policy / Program:

- Ensure new development/redevelopment east of STH 32 maintains the integrity of the Lake Michigan shoreline
- Consider adoption of a bluff ordinance

Objective 1.5: Capitalize on natural and recreational tourism amenities

Policy / Program:

- Update the Outdoor Recreation Plan for the Village of Somers

Goal 2: Encourage sustainable development of land for business and residential use

Objective 2.1: Encourage a balanced and sustainable spatial distribution among various types of land uses to meet the social, physical, and economic needs of County residents

Policies and Programs:

- Utilize the Village’s Planned Unit Development overlay district in several planned Flexible-Density Residential and Mixed Use areas designated on the land use plan map
- Review the Village PUD overlay district to ensure it can be used to implement the village center hubs. The Regional Planning Commission’s Model Zoning Regulations for Planned Development could be consulted for this review.

Objective 2.2: Encourage land uses that promote efficient development patterns and relatively low costs to all levels of government

Policy / Program:

- Encourage flexible and mixed uses in areas with appropriate utilities and services already in place or where they can be readily extended.
- Encourage walkable, mixed-use neighborhoods that facilitate pedestrian and bicycle options between homes, businesses, work, and recreation.

Objective 2.3: Encourage a balance between various types of development

Policies and Programs:

- Establish zoning districts that allow for the mixing of uses within the planned Mixed Use and Business/Industrial areas

Goal 3: Guide Village’s growth in a manner that protects its existing natural resource base, neighborhoods, and character

Objective 3.1: Encourage an attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and outdoor recreation

Policies and Programs:

- Expand the public park system within the Village to accommodate future growth and serve the surrounding land uses
- Pursue grants to acquire land within existing or past utility corridors to expand the trail system within the Village and connect residential areas with each other and other consumer-focused commercial areas

Goal 5: Improve transportation infrastructure and land use design to support a range of transportation choices

Objective 5.1: Provide opportunities for walking and bicycling to provide an alternative to vehicle travel and to promote a healthy lifestyle

Policy / Program:

- Utilize the PUD Overlay District to establish extensive pedestrian and bicycle infrastructure and mixed residential and commercial uses within the district to promote walking and biking

Objective 5.2: Encourage development patterns and designs with transportation infrastructure that minimizes environmental and aesthetic impacts

Policy / Program:

- Evaluate and consider updating the Village’s neighborhood plans

Table 6.1
Planned Land Uses in the Village of Somers:^a 2050

| Land Use Category | 2050 (Acres) | Percent of Subtotal (Urban or Nonurban) | Percent of Total |
|--|-------------------------|--|-----------------------------|
| Urban | | | |
| Residential | | | |
| Suburban-Density Residential | 1,521 | 10.9 | 8.9 |
| Medium-Density Residential | 4,971 | 35.5 | 29.0 |
| High-Density Residential | 264 | 1.9 | 1.5 |
| Residential Subtotal | 6,756 | 48.3 | 39.4 |
| Mixed Use | 626 | 4.5 | 3.7 |
| Commercial | 762 | 5.4 | 4.4 |
| Office/Professional Services | 326 | 2.3 | 1.9 |
| Business/Industrial Park | 2,160 | 15.4 | 12.6 |
| Industrial | 958 | 6.8 | 5.6 |
| Governmental & Institutional | 520 | 3.7 | 3.0 |
| Street and Highway Right-of-Way | 1,155 | 8.3 | 6.7 |
| Transportation, Communication, or Utility | 191 | 1.4 | 1.1 |
| Park and Recreation | 536 | 3.8 | 3.1 |
| Urban Subtotal | 13,971 | 100.0 | 81.5 |
| Nonurban | | | |
| Primary Environmental Corridor | 1,259 | 38.9 | 7.2 |
| Secondary Environmental Corridor | 344 | 10.7 | 2.0 |
| Isolated Natural Resource Area | 156 | 4.9 | 0.9 |
| Other Conservancy Lands to be Preserved ^b | 1,341 | 41.9 | 7.8 |
| Surface Water | 102 | 3.2 | 0.6 |
| Nonurban Subtotal | 3,202 | 100.0 | 18.5 |
| Total | 17,173 | | 100.0 |

^a Includes the Water Supply Service Area for the Village of Somers, as shown in Map 6.1.

^b Includes wetlands, woodlands, unused lands, and landfills outside of previously identified environmentally significant lands.

Source: SEWRPC

Table 6.2
Comparison of Planned Land Use Categories and Existing Zoning Districts in the Village of Somers

| Planned Land Use Category | Compatible Zoning Districts |
|---|------------------------------------|
| Urban | |
| Suburban-Density Residential | R-1, R-2, R-3, R-7 |
| Medium-Density Residential | R-4, R-4.5, R-5, R-6, R-8 |
| High-Density Residential | R-9, R-10, R-11 |
| Mixed Use | -- |
| Commercial | B-1, B-2, B-3, B-4, B-94 |
| Office/Professional Services | BP-1 |
| Business/Industrial Park | B-5 |
| Industrial | M-1, M-2 |
| Governmental & Institutional | I-1 |
| Street and Highway Right-of-Way | -- |
| Transportation, Communication, or Utility | I-1 |
| Park and Recreation | PR-1 |
| Nonurban | |
| Primary Environmental Corridor | C-1, C-2 |
| Secondary Environmental Corridor | C-1, C-2 |
| Isolated Natural Resource Area | C-1, C-2 |
| Other Conservancy Lands to be Preserved | C-1, C-2 |
| Surface Water | -- |

Source: SEWRPC

Table last updated 11/2024

Table 6.3

Guidelines for Development Considered Compatible with Environmental Corridors and Isolated Natural Resource Areas

| Component Natural Resource and Related Features Within Environmental Corridors ^a | Permitted Development (see General Development Guidelines below) | | | | | | | | | | | | | | | | Rural Density Residential Development | Other Development |
|---|--|--------------------------------------|---|--|-------------------------|--------------|-----------------------------|------------------|-------------|----------------|-----------------|------------|--------------|---------|-----------|----------------|---------------------------------------|-------------------|
| | Transportation and Utility Facilities | | | | Recreational Facilities | | | | | | | | | | | | | |
| | Streets and Highways | Utility Lines and Related Facilities | Engineered Stormwater Management Facilities | Engineered Flood Control Facilities ^b | Trails ^c | Picnic Areas | Family Camping ^d | Swimming Beaches | Boat Access | Ski Hills | Golf | Playfields | Hard-Surface | | | | | |
| | | | | | | | | | | | | | Courts | Parking | Buildings | | | |
| Lakes, Rivers, and Streams | -- ^e | -- ^{f,g} | -- | -- ^h | -- ⁱ | -- | -- | X | X | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Riparian Buffer ^j | X | X | X | X | X | X | -- | X | X | -- | X | -- | -- | X | X | -- | -- | -- |
| Floodplain ^k | -- ^l | X | X | X | X | X | -- | X | X | -- | X | X | -- | X | X | -- | -- | -- |
| Wetland ^m | -- ^l | X | -- | -- | X ⁿ | -- | -- | -- | X | -- | -- ^o | -- | -- | -- | -- | -- | -- | -- |
| Wet Soils | X | X | X | X | X | -- | -- | X | X | -- | X | -- | -- | X | -- | -- | -- | -- |
| Woodland | X | X | X ^p | -- | X | X | X | -- | X | X | X | X | X | X | X | X ^q | X | X |
| Wildlife Habitat | X | X | X | -- | X | X | X | -- | X | X | X | X | X | X | X | X | X | X |
| Steep Slope | X | X | -- | -- | -- ^r | -- | -- | -- | -- | X ^s | X | -- | -- | -- | -- | -- | -- | -- |
| Prairie | -- | -- ^g | -- | -- | -- ^r | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Park | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Historic Site | -- | -- ^g | -- | -- | -- ^r | -- | -- | -- | -- | -- | -- | -- | -- | X | -- | -- | -- | -- |
| Scenic Viewpoint | X | X | -- | -- | X | X | X | -- | X | X | X | -- | -- | X | X | X | X | X |
| Natural Area or Critical Species Habitat Site | -- | -- | -- | -- | -- ^q | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

Note: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under VISION 2050:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

Table continued on next page.

- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multifamily structures. When rural residential development is accommodated, cluster subdivision designs are strongly encouraged.
- **Other Development:** In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the regional land use plan.

All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

^a The natural resource and related features are defined as follows:

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.

Riparian Buffer: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 1 percent annual probability flood event.

Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Slope: Includes areas with land slopes of 12 percent or greater.

Prairies: Includes open, generally treeless areas that are dominated by native grasses; also includes savannas.

Park: Includes public and nonpublic park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

Table continued on next page.

^b Includes such improvements as stream channel modifications and such facilities as dams.

^c Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

^d Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles that remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

^e Certain transportation facilities such as bridges may be constructed over such resources.

^f Utility facilities such as sanitary sewers may be located in or under such resources.

^g Electric power transmission lines and similar lines may be suspended over such resources.

^h Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

ⁱ Bridges for trail facilities may be constructed over such resources.

^j Previous editions of these guidelines identified this category as "Shoreland," rather than "Riparian Buffer." Riparian buffers, as defined in footnote "a" of this table, typically would be located within a State-defined shoreland area (see Chapters NR 115 and NR 117 of the Wisconsin Administrative Code).

^k Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

^l Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

^m Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

ⁿ Only an appropriately designed boardwalk/trail should be permitted.

^o Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

^p Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

^q Only if no alternative is available.

^r Only appropriately designed and located hiking and cross-country ski trails should be permitted.

^s Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC

SEWRPC Community Assistance Planning Report No. 342

A COMPREHENSIVE PLAN UPDATE FOR THE VILLAGE OF SOMERS

Chapter 7

UPDATED IMPLEMENTATION ELEMENT

7.1 INTRODUCTION

Section 66.1001(2)(i) of the *Wisconsin Statutes* requires that adopted comprehensive plans be reviewed and updated at least once every 10 years. Local governments may choose to update the plan more frequently. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, public hearing, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments and updates.¹

The comprehensive planning law sets forth procedures for a governing body to adopt a comprehensive plan or comprehensive plan amendment or update, the preparation of which may be guided by the governing body, plan commission, or an advisory committee created by the governing body for the purpose of overseeing preparation of the plan or plan amendment/update. The governing body must adopt written public participation procedures designed to foster public participation. The procedures must provide for the wide distribution of proposed plan elements and provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The governing body must hold at least one public hearing, which is to be preceded by a Class 1 notice published at least 30 days before the hearing.² Following a recommendation

¹ *Under the Wisconsin Statutes, a plan update is considered a plan amendment.*

² *These requirements were expanded by 2015 Wisconsin Act 391 to require each local government to maintain a list of persons who submit a request to receive notice of any comprehensive plan amendment/update*

from the plan commission in the form of a resolution, a governing body may adopt an ordinance to approve a comprehensive plan or plan amendment/update.

The comprehensive planning law requires that an adopted comprehensive plan or a plan amendment/update be sent to all governmental units within and adjacent to a local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission; and to the public library that serves the area in which the local government is located.

7.2 PLAN UPDATE APPROVAL PROCESS

Appendix B of this report sets forth the public participation procedures adopted by the Village of Somers during this plan update process in accordance with Section 66.1001(4)(a) of the *Statutes*. The Village held a public hearing on the proposed comprehensive plan update on __, 2025 at the Somers Village Hall.

On __, 2025, the Village Plan Commission adopted a resolution to recommend that the Village Board adopt the proposed comprehensive plan update. Subsequently, the Somers Village Board adopted this comprehensive plan update by ordinance on __, 2025. Appendix B of this report includes the resolution and ordinance.

Plan Distribution

In accordance with Section 66.1001(4)(b) of the *Statutes*, this plan update was shared with the City of Kenosha, the Village of Mount Pleasant, and the Towns of Paris and Somers; Kenosha County; the Wisconsin Department of Administration; the Southeastern Wisconsin Regional Planning Commission (SEWRPC);³ and Kenosha Public Library's Northside Neighborhood branch.

affecting the allowable use of their property and to inform property owners annually that they may add their name to this list. Methods that may be used to provide the annual notice include publishing it as a Class 1 public notice, posting the information on the local government website, or mailing a notice to each property owner within the local government.

³ *The Regional Planning Commission (RPC) for southeastern Wisconsin, which includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.*

7.3 COORDINATING VILLAGE AND COUNTY PLANS AND ORDINANCES

Consistency Between the Comprehensive Plan and County and Village Ordinances

Section 66.1001(3) of the *Statutes* requires that if a County or local government engages in any of the following actions, those actions shall be consistent with that governmental unit's comprehensive plan beginning on January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*

Beginning on January 1, 2010, County and local governments were to use their comprehensive plan as a guide to ensure that implementing zoning, subdivision, and official mapping ordinances does not conflict with the recommendations of the comprehensive plan adopted by the governing body (County Board, Common Council, Village Board, or Town Board). If a conflict is found or would result from a proposed action, the County or local government has the option of amending its comprehensive plan.

The Village of Somers may evaluate the comprehensive plan at any time to ensure that the plan recommendations continue to meet the Village's vision and/or to evaluate if the goals, objectives, and policies presented in the plan remain relevant. If such a review deems it necessary, the Village may undertake amending/updating this comprehensive plan in accordance with Section 66.1001(4) of the *Wisconsin Statutes* and the Village's adopted public participation procedures.

Coordinating Village and Multi-Jurisdictional Comprehensive Plan Amendments

The Village regulates land use development through implementation of the Land Division and Platting Control Chapter and Village General Zoning and Shoreland/Floodplain Zoning Ordinance of the municipal code. The Village 2050 land use plan map (Map 6.1 in Chapter 6) was included in the County land use plan map adopted by the Kenosha County Board as part of the multi-jurisdictional comprehensive plan. Landowners wishing to rezone property to a zoning district that is not consistent with this plan or requesting approval of a preliminary plat or certified survey map (CSM) for a use that is not consistent with this plan, will therefore likely need to amend the Village comprehensive plan. If the amendment is approved by the Village, the Village should then submit the Village ordinance adopting the plan amendment and a written request to amend the multi-jurisdictional plan to the County Planning and Development Division so there is consistency between the Village and County comprehensive plans. Section 59.69 of the *Statutes* requires that Village plans involving any areas within Village boundaries be incorporated into the County multi-jurisdictional plan without change. Plan amendments requested by the Village that affect only the area within the Village will be incorporated into the County multi-jurisdictional plan through the coordinated procedure for amending the land use plan maps for the Village and multi-jurisdictional plans that was developed as part of the multi-jurisdictional comprehensive planning process. The amendment process is summarized in Figure 7.1.

7.4 PLAN EVALUATION AND FUTURE PLAN AMENDMENTS/UPDATES

The Village of Somers may evaluate the comprehensive plan at any time to ensure that the plan recommendations continue to meet the Village's vision and/or to evaluate if the goals, objectives, and policies presented in the plan remain relevant. If such a review deems it necessary, the Village may undertake amending/updating this comprehensive plan in accordance with Section 66.1001(4) of the *Wisconsin Statutes* and the Village's adopted public participation procedures.

Implementation Evaluation

It is recommended that the Village evaluate the implementation status of the plan on an ongoing basis. This may include evaluation of major implementation activities and other ongoing initiatives recommended in the first edition of this plan and of recommendations set forth throughout this plan update.

For any changes to the Village's comprehensive plan (both amendments and updates as discussed below), it is recommended that the Village notify the Kenosha County Planning and Development Department of the proposed change(s), for inclusion in the draft annual report to be distributed to all local units of

government for review and consideration as part of the Multi-Jurisdictional Advisory Committee's annual meeting, and for inclusion in the County's multi-jurisdictional comprehensive plan.

Minor Amendments

It is expected that there will be amendments to the comprehensive plan in the coming years in response to changing needs and conditions within the Village. Such amendments would typically consist of minor changes to the land use plan map, and to the plan goals, objectives, policies, and programs. Large-scale changes or significant shifts in policy should occur during the periodic update process.

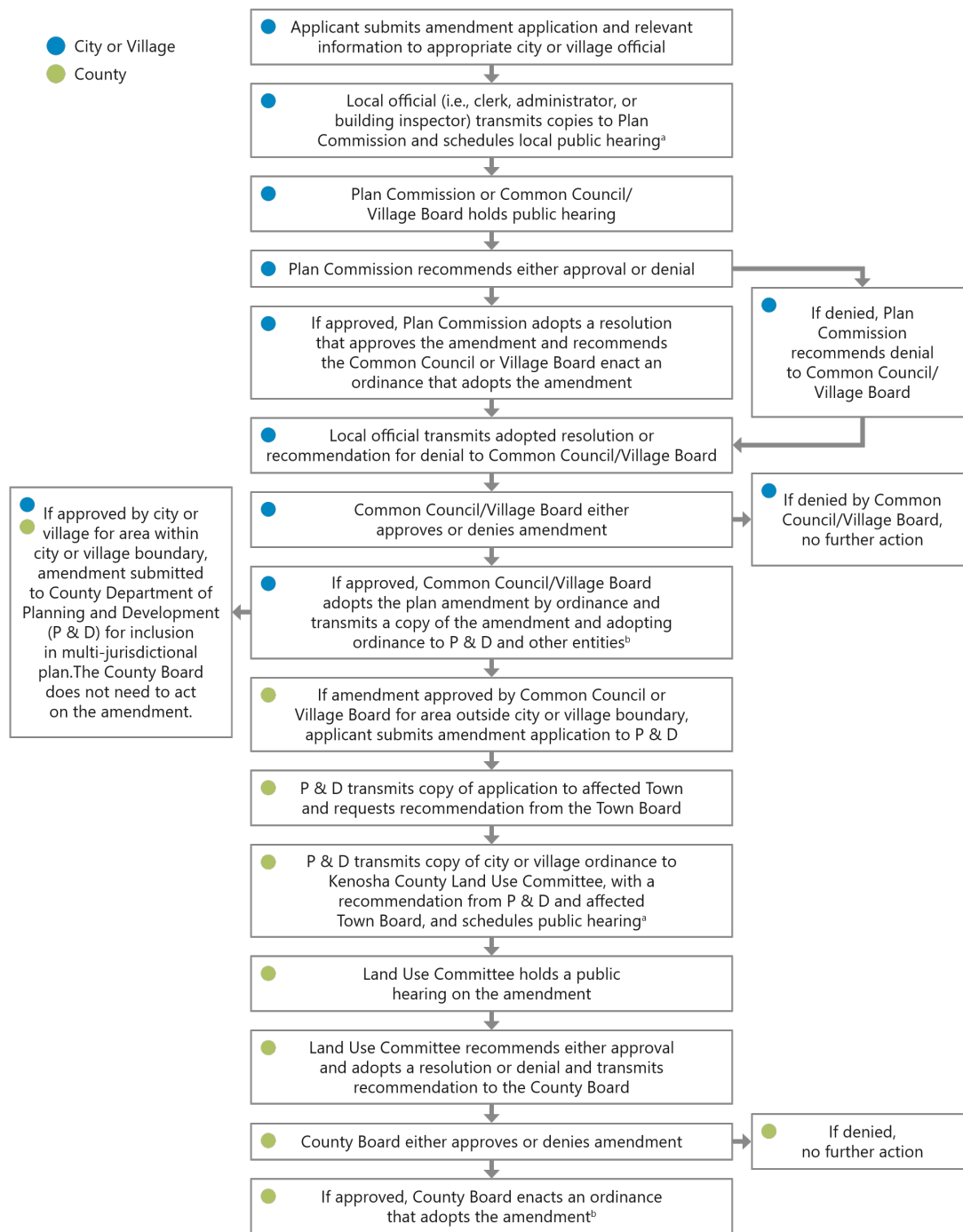
Periodic Updates

It is recommended that the Village of Somers Plan Commission undertake a more thorough review and evaluation of the Village's comprehensive plan at least once every 10 years and recommend appropriate amendments or updates to the Village Board.

As part of their review, the Plan Commission and Village Board will do the following:

- Review the comprehensive plan initiatives, goals, and objectives to ensure they are still relevant and reflect the overall goals of the Village.
- Review policies, programs, and neighborhood planning area efforts presented in the comprehensive plan to remove completed tasks and identify new approaches, if appropriate.
- Review population, household, and employment data and projections and determine if the plan design year should be extended to reflect updated projections and/or if updates should be made to the plan to accommodate new or projected household and employment levels.
- Review the land use plan map and inventory data and maps to determine if there is a need to update the maps and/or data.
- Solicit input regarding amendments and updates from the public, using the procedures described in the public participation plan adopted by the Village Board.

Figure 7.1
Kenosha County Multi-Jurisdictional Comprehensive Plan Amendment Process for Cities and Villages

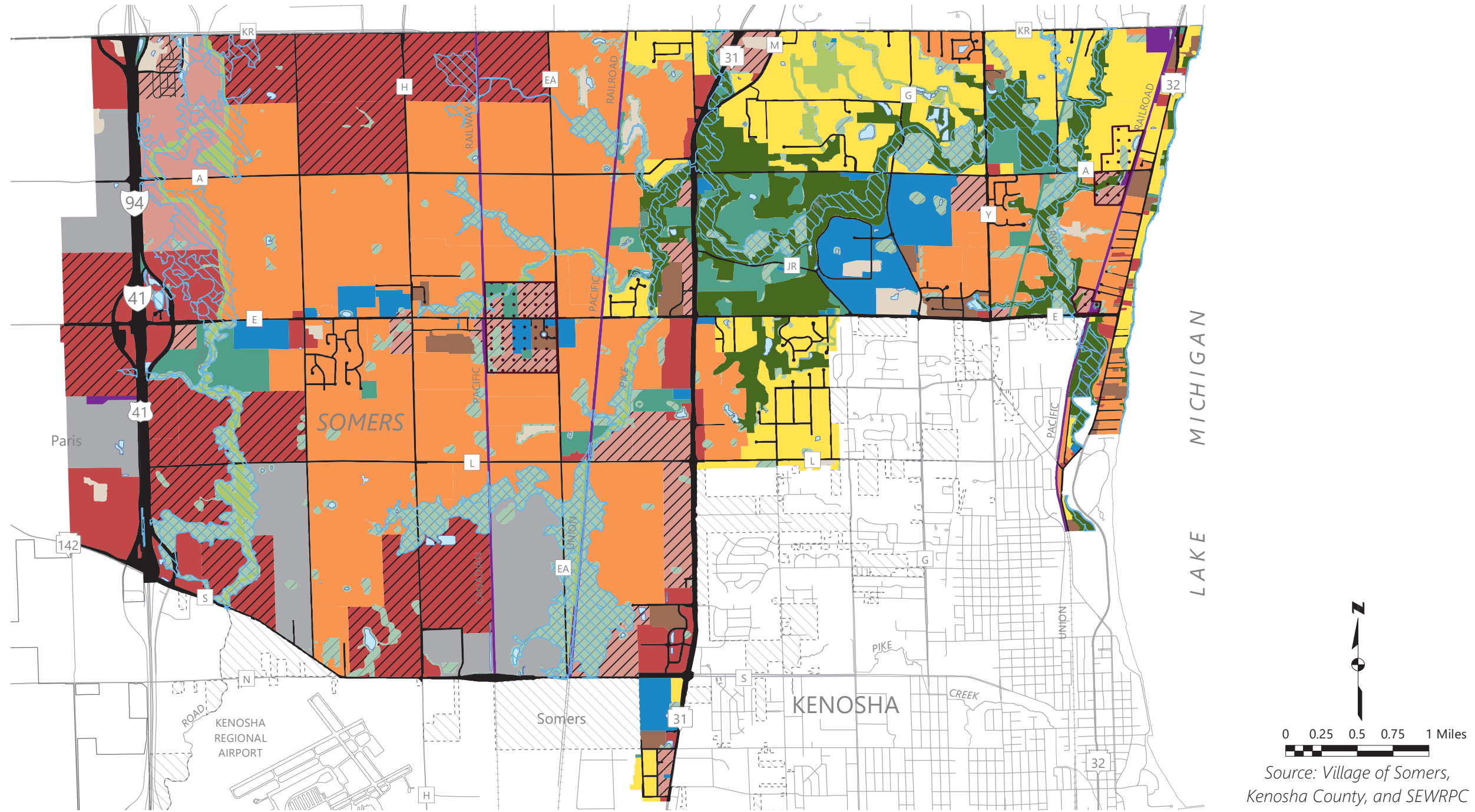




















^a A notice of public hearing must be published and distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.

^b A copy of the amendment and adopting ordinance must be distributed in accordance with Section 66.1001(4) of the Wisconsin Statutes and the community or County public participation plan.

Source: Kenosha County and the Southeastern Wisconsin Regional Planning Commission

Map 6.1
Land Use Plan for the Village of Somers: 2050



| | | | |
|--|---|--|--|
|  SUBURBAN-DENSITY RESIDENTIAL |  OFFICE/PROFESSIONAL SERVICES |  TRANSPORTATION-COMMUNICATION-UTILITY |  OTHER CONSERVANCY LAND TO BE PRESERVED |
|  MEDIUM-DENSITY RESIDENTIAL |  BUSINESS/INDUSTRIAL PARK |  PARK & RECREATIONAL |  FLOODPLAINS |
|  HIGH-DENSITY RESIDENTIAL |  INDUSTRIAL |  PRIMARY ENVIROMENTAL CORRIDOR |  POTENTIAL VILLAGE CENTER HUB |
|  MIXED USE |  GOVERNMENTAL & INSTITUTIONAL |  SECONDARY ENVIROMENTAL CORRIDOR | |
|  COMMERCIAL |  STREET AND HIGHWAY RIGHT-OF-WAY |  ISOLATED NATURAL RESOURCE AREA | |