

Agenda:
Village of Somers/Town of Paris
Intergovernmental Commission

DATE: September 30, 2025

TIME: 4:30 P.M.

PLACE: Village of Somers Village Hall – 7511 12th Street, Somers WI

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Approval of the minutes of the Aug. 8, 2022 meeting
5. Presentation by Truck Country of Wisconsin, Chris Helle (agent), of a conceptual plan that proposes a development on an approximately 49 acres parcel of land located at 1914 120th Ave. in the Village of Somers Growth Area, west of I-94 for a new truck dealership that would provide sales, parts and service for the Freightliner truck brand. Parcel 45-4-221-241-0102 is currently located in the Town of Paris but would be transferred to the Village of Somers per the terms of the Intergovernmental Agreement between the Village of Somers; Town of Paris and City of Kenosha, prior to development. The parcel is currently zoned Agricultural. The land is designated as commercial on the adopted Land Use Map. The petitioner would be seeking rezoning and a Conditional Use Permit from the Village of Somers.
6. Discussion on Truck Country proposal. Intent of discussion is to provide feedback and guidance to Truck Country to help them draft formal petitions to the Paris /Somers Intergovernmental Commission and the Village of Somers for possible rezoning and conditional use permit, which would be considered at public hearings for those matters at future dates.
7. Set date for Intergovernmental Commission Annual Meeting
8. Adjourn

By: John Holloway – Chair – Joint Village of Somers/Town of Paris I-94 Corridor Commission

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Village of Somers Clerk's Office at 262-859-2822 with as much notice as possible. Notice is hereby given that members of the Paris Town Board, Somers Town Board and Somers 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 by any of the before mentioned Boards.



**Agenda:
Village of Somers/Town of Paris
Intergovernmental Commission**

Call to Order

Chairman Holloway called the meeting to order at 4:30 p.m.

Pledge of Allegiance

Chairman Holloway asked everyone to stand and led the Pledge of Allegiance.

Roll Call:

Commissioners:

John Holloway, Jeff Badtke, Ken Monson, George Stoner, Jack Aupperle, Karl Ostby

Developers Present:

Rocco Castellano
Andrea Bukacek
Mark Seidl
Steve Folkman

Village of Somers Staff:

Administrator Jason Peters via Teams, Assistant to Administrator Cassandra Bodenbach,

Kenosha County Planners

Luke Godshall via Teams

Approval of minutes from November 17, 2021

No action taken. Accepted as presented.

Discussion and action taken on:

Presentation by Bobcat Plus and Bukacek Construction, of a conceptual plan that proposes to develop approximately 4.3 acres of land located at 1242 122nd Ave. in the Village of Somers Growth Area, west of I-94 into a retail dealership that would provide sales, parts and service for the Bobcat line of construction equipment. Parcel 82-4-221-131-0201 has been attached to the Village of Somers per the terms of the Intergovernmental Agreement between the Village of Somers; Town of Paris and City of Kenosha. The parcel is currently zoned Agricultural and Residential. The land is designated as commercial on the adopted

Land Use Map. The petitioner would be seeking rezoning and a Conditional Use Permit from the Village of Somers.

Rocco Castellano presented a PowerPoint presentation of the building design conceptually. There was discussion on greenspace, lighting, landscaping, fencing, and security systems. It is important to the commissioners that the site is shielded as much as possible from residents. Operating hours will be 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 12 p.m. on Saturdays. It was mentioned that the developers took care and have exceeded the setback requirements.

Discussion and action taken on:

Discussion on Bobcat Plus proposal. Intent of discussion is to provide feedback and guidance to Bobcat Plus to help them draft formal petitions to the Village of Somers for possible rezoning and conditional use permit, which would be considered at public hearings for those matters at future dates.

There was also much concern for the road with semis traveling on it. The developer did not feel this was an issue and is easily averted with the flow of traffic based on how the site is set up. The Village of Somers can add to Bobcat's CUP that all road repairs/damage will be taken care of by the owner of the establishment.

Adjourn

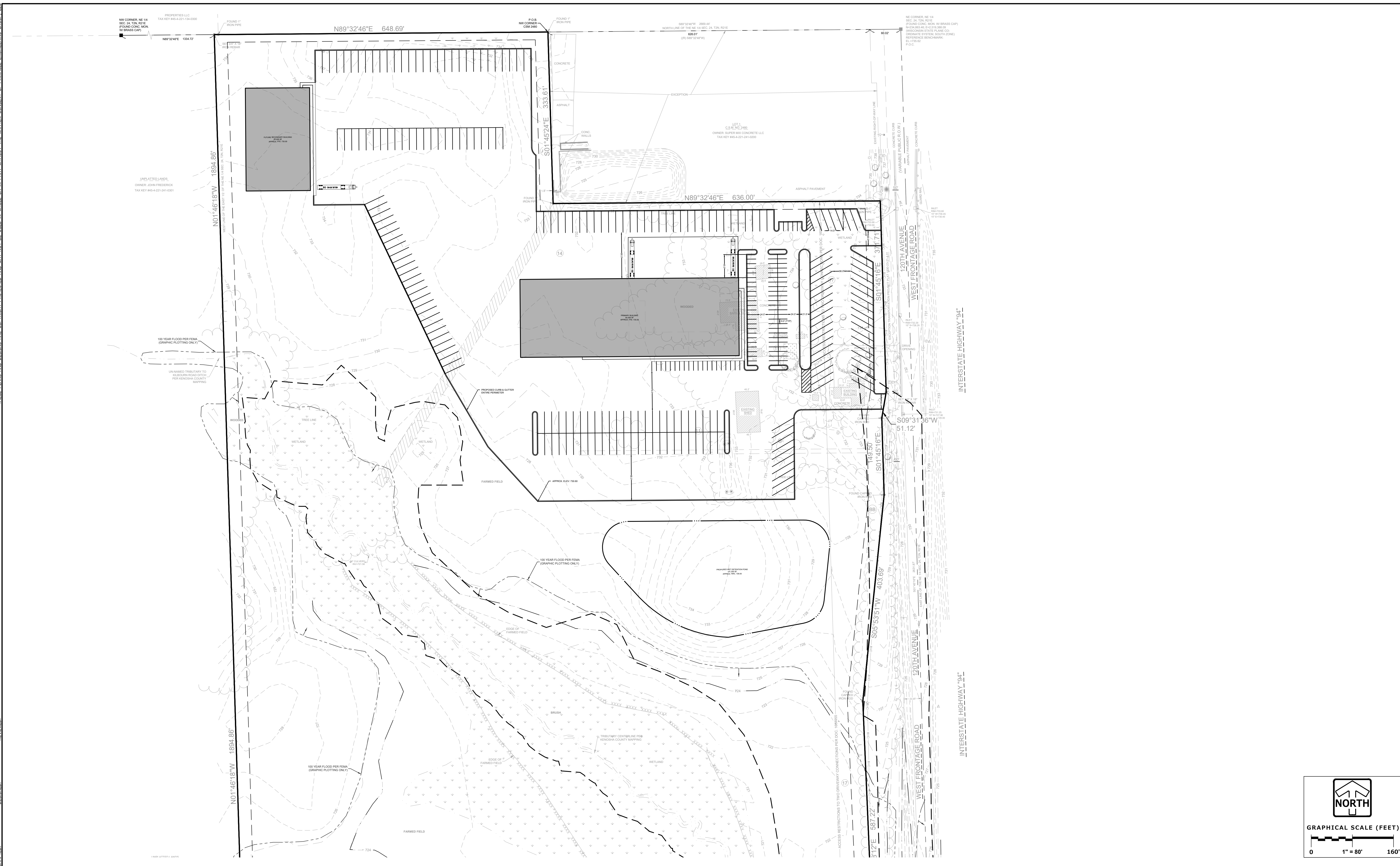
Motion: Monson

Second: Ostby

Passed: 6-0

Time: 5:20 p.m.

DESIGNED: _____ REVIEWED: _____ DRAFTER: _____



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 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

TRUCK COUNTRY SOMERS

1914 120TH AVE KENOSHA, WI 53144

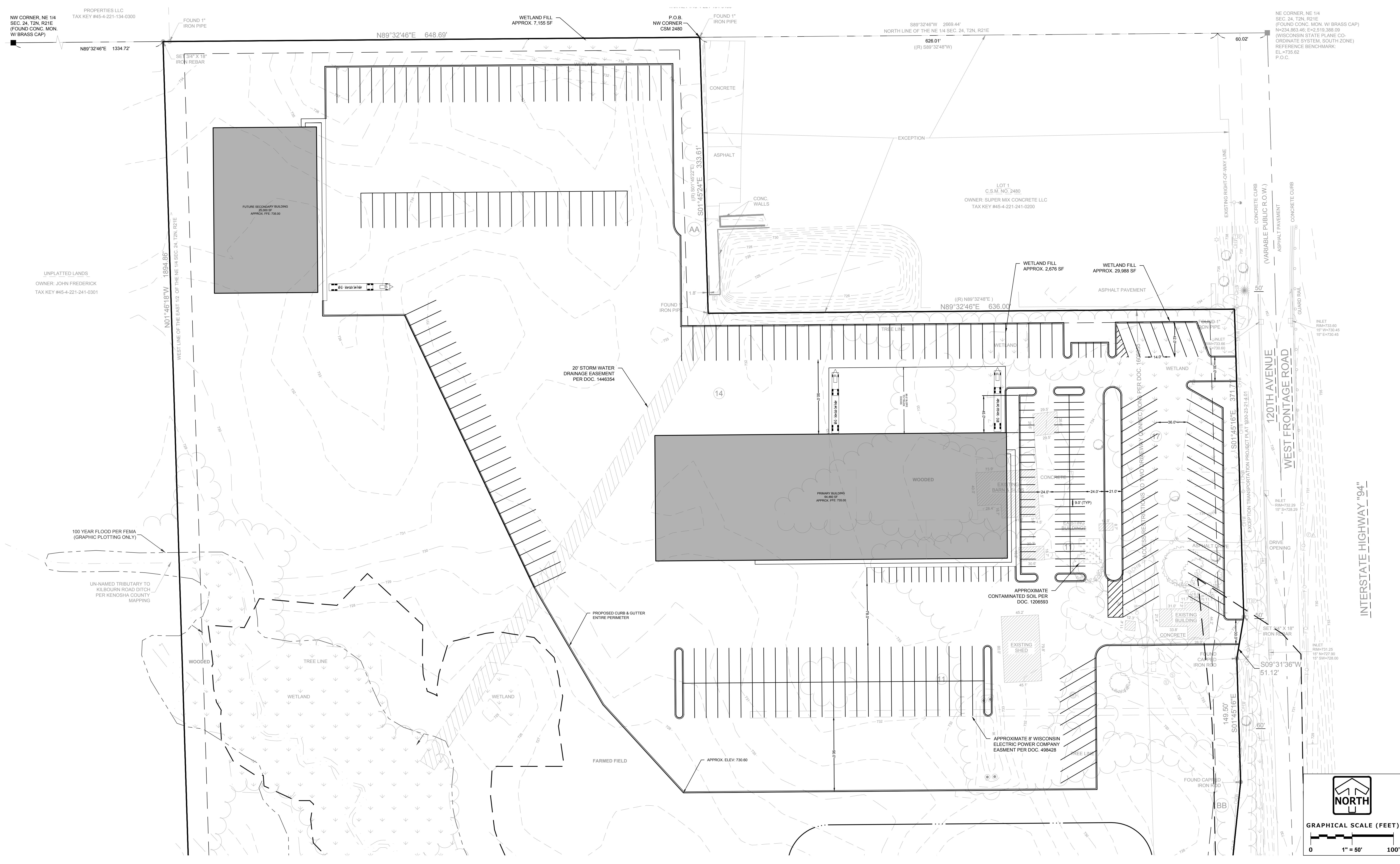
CONCEPTUAL SITE PLAN

REVISIONS	

PEG JOB No. 6569.00
 PEG PM JLL
 START DATE
 SCALE 1" = 80'

SHEET
EX-1

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PROPERTIES LLC
TAX KEY #45-4-221-134-0300

UNPLATTED LANDS
OWNER: JOHN FREDERICK
TAX KEY #45-4-221-241-0301

LOT 1
C.S.M. NO. 2480
OWNER: SUPER MIX CONCRETE LLC
TAX KEY #45-4-221-241-0200

NE CORNER, NE 1/4
SEC. 24, T2N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=234,863.46; E=2,519,388.09
WISCONSIN STATE PLANE CO.
ORDINATE SYSTEM, SOUTH ZONE
REFERENCE BENCHMARK
EL.=735.62
P.O.C.

100 YEAR FLOOD PER FEMA
(GRAPHIC PLOTTING ONLY)

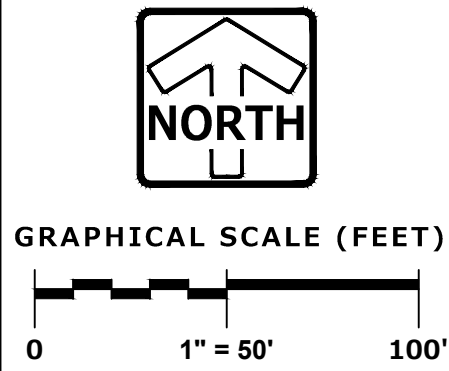
UN-NAMED TRIBUTARY TO
KILBOURN ROAD DITCH
PER KENOSHA COUNTY
MAPPING

20' STORM WATER
DRAINAGE EASEMENT
PER DOC. 1446354

PROPOSED CURB & GUTTER
ENTIRE PERIMETER

APPROXIMATE
CONTAMINATED SOIL PER
DOC. 1206593

APPROXIMATE 8' WISCONSIN
ELECTRIC POWER COMPANY
EASMENT PER DOC. 498428



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CHICAGO | MILWAUKEE | NATIONWIDE

TRUCK COUNTRY SOMERS

1914 120TH AVE KENOSHA, WI 53144

CONCEPTUAL SITE PLAN

REVISIONS	
NO.	DESCRIPTION

PEG JOB No. 6569.00
PEG PM JJJ
START DATE
SCALE

SHEET
EX-1

REVIEW ALL "BOLD" NOTES.
REMOVE THE "X" AND THE BOLD
WHEN THE NOTE HAS BEEN FULLY UPDATED.
THIS PROGRESS NOTE SHOULD BE
REMOVED ONLY WHEN COMPLETELY UPDATED.



milwaukee | madison | green bay | denver | atlanta

FLOOR PLAN NOTES

- A. BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- B. ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
- C. VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
- D. REFER TO SHEET <ADD> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <3SA\$11>.
- E. PROVIDE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
ENTIRE WALL DIRECTLY BEHIND OR ADJACENT TO ANY PLUMBING FIXTURE INCLUDING, BUT NOT LIMITED TO, WATER CLOSETS, SHOWERS, DRINKING FOUNTAINS, SINKS, LAVATORIES AND EYEWASHES.
• ALL WALLS OF AREAS INCLUDING, BUT NOT LIMITED TO, SINGLE OCCUPANT TOILET ROOMS, JANITOR CLOSETS, SWIMMING POOLS, THERAPY POOLS, COMMERCIAL KITCHENS, DISHWASHING, ETC.
• WHERE CERAMIC TILE OR SOLID SURFACE WALL CLADDING IS SCHEDULED, PROVIDE CEMENT BOARD BACKER BOARD IN LIEU OF GYPSUM BOARD.
- F. LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- G. <REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.>
- H. <PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.>
- I. <PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.>
- J. <PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.>
- K. <ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS, WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.>
- L. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES AND <OWNER> <TENANT> WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, TELEVISION MONITORS, MARKER BOARDS, TACK BOARDS AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION. COORDINATE WITH <OWNER> <TENANT> ON LOCATIONS OF WALL-MOUNTED EQUIPMENT.
- M. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER> INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
- N. COORDINATE NEW LEAD LINED WALLS, WINDOW AND DOORS WITH PHYSICIST REPORT.

KEYNOTES PER SHEET

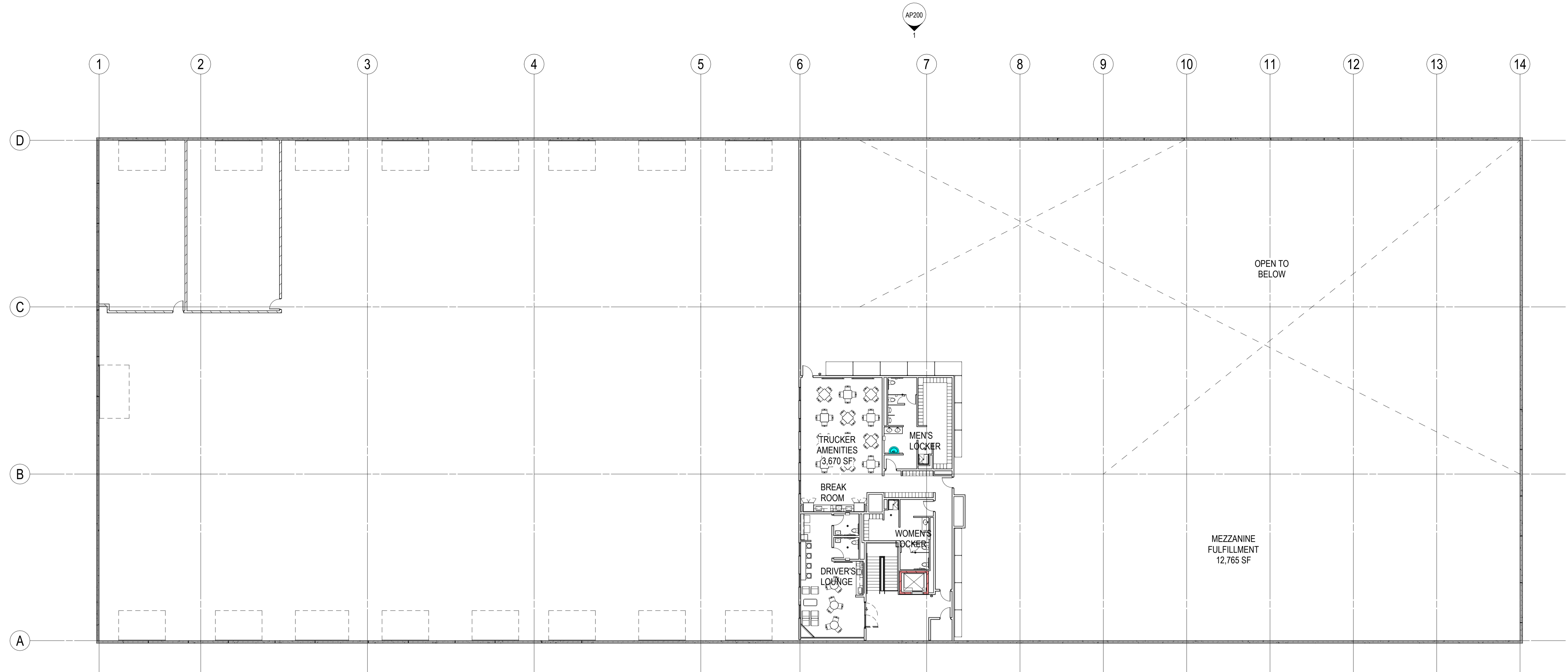
PROJECT INFORMATION

PARIS KENOSHA

1914 120th Ave,
Kensha, WI 53144

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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2 2ND FLR PLAN
1/16" = 1'-0" | A101



1 1ST FLR PLAN
1/16" = 1'-0" | A101

KEY PLAN

SHEET INFORMATION

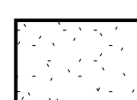
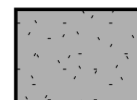

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

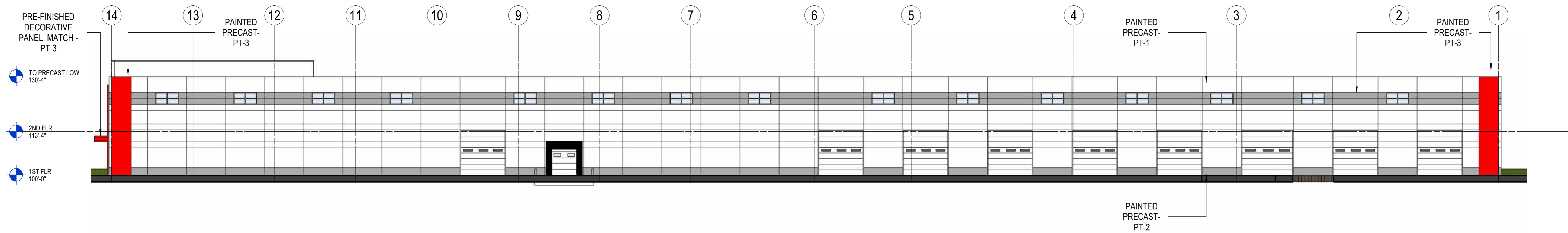
PROJECT MANAGER PM
PROJECT NUMBER 625687-01

FLOOR PLANS

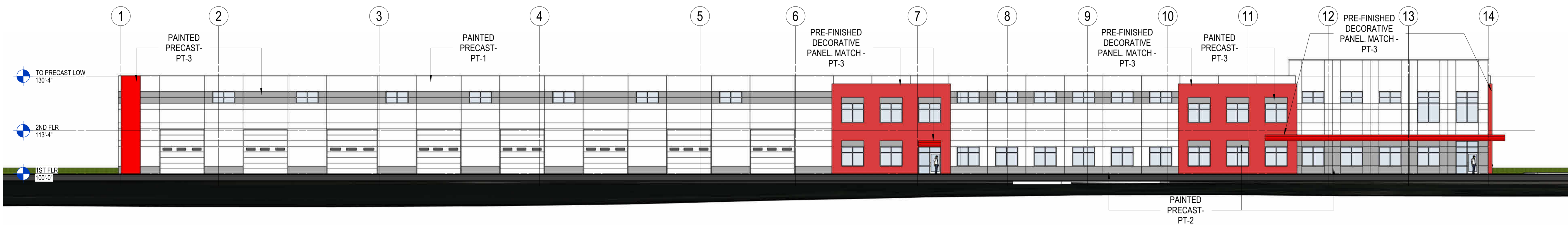
A101

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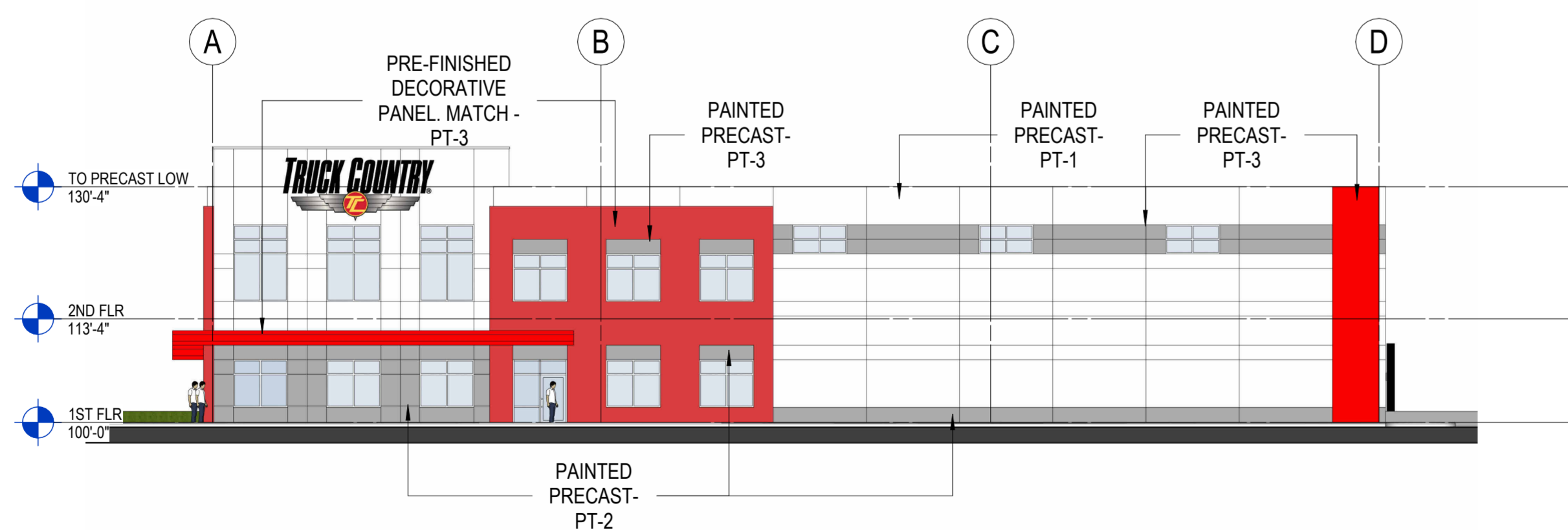
ELEVATION MATERIAL LEGEND	
	PT-1: WHITE DUCK SW7010
	PT-2: GRAY MATTERS SW7066
	PT-3: CARDINAL RED SW2908



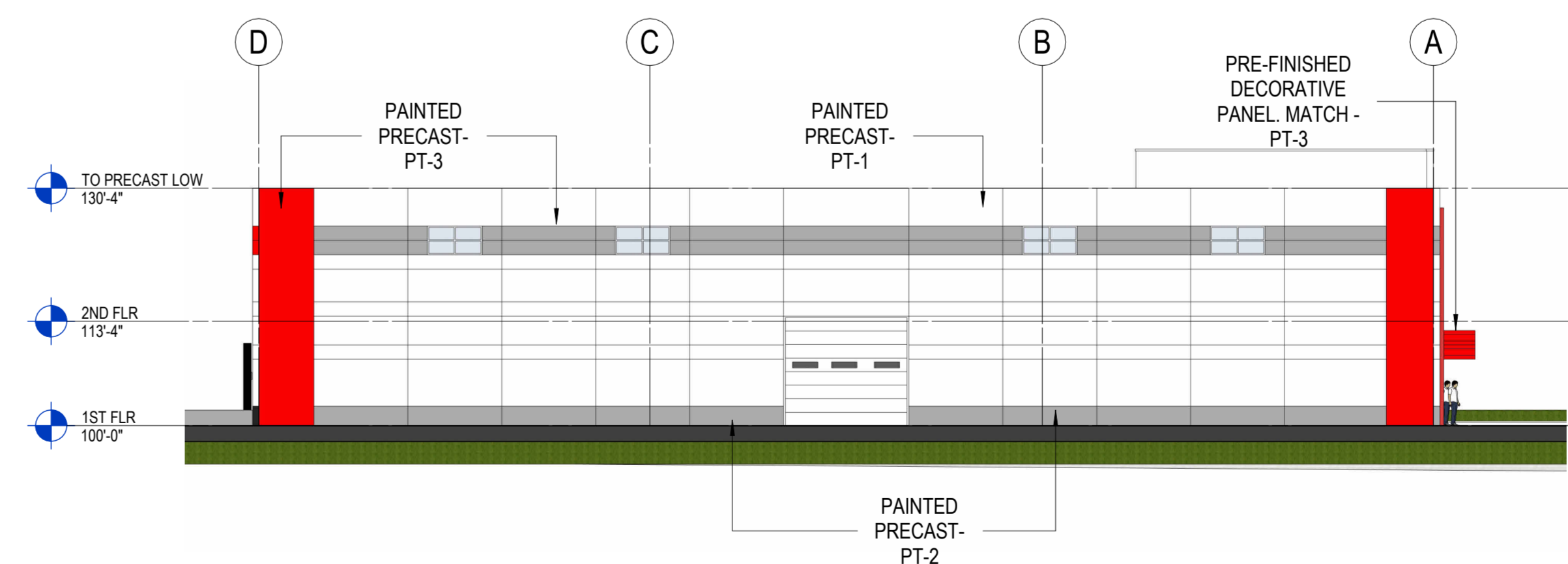
1 NORTH PRESENTATION
1/16" = 1'-0" | AP200



2 SOUTH PRESENTATION
1/16" = 1'-0" | AP200



3 EAST PRESENTATION
1/16" = 1'-0" | AP200



4 WEST PRESENTATION
1/16" = 1'-0" | AP200



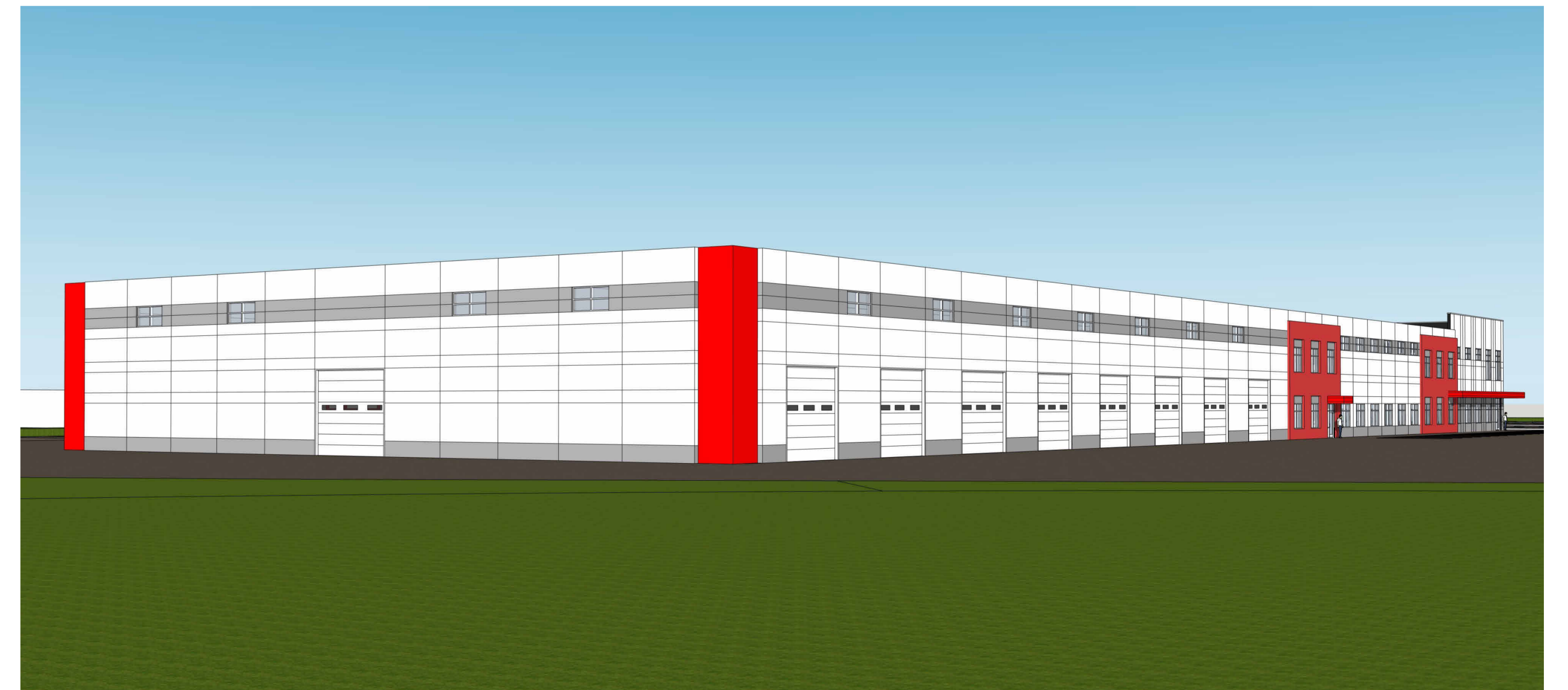
VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTH EAST CORNER



VIEW FROM NORTH WEST CORNER



VIEW FROM SOUTH WEST CORNER