

Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Amended Agenda
Monday, Oct. 13, 2025
5:30 P.M.

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of Sept. 8, 2025 Joint Meeting with the Village Board contingent on the approval by the Village Board.
4. Correspondence: none
5. Citizen Comments
6. **Rezone with PUD: Public Hearing and Action on Request by:** Somers Venture LLC, 42500 W 11 Mile Rd Suite C, Novi, MI 48375 (Owner); Nilax Patel, 711 N Elmhurst Rd, Prospect Heights, IL 60070 (Agent), requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. amendment to allow a tenant within a multi-tenant building to display wall signage outside of that tenant's internal wall space or end cap wall area, on Tax Parcel #82-4-222-271-0309, located in the NE ¼ Section 27, T2 N, R22 E, Village of Somers. *(For information only, the property is located just south of Firestone Complete Auto Care)*
7. **Land Division (CSM):**
Flint 94 Commerce Center LLC, 900 W 48th Pl., Ste 900, Kansas City, MO 64112 (Owner), requests approval of a Certified Survey Map on Tax Parcel #s 82-4-221-131-0401, 82-4-221-131-0402, and 82-4-221-131-0404, located in the NE ¼ of Section 13, T2N, R21E, Village of Somers.
8. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this AMENDED notice of the Oct. 13, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 10th day of October, 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
September 12, 2025

1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**
- Alternate Pat **Juliana**

Absent:

- Commissioner Troy Steege
- Commissioner Gregg Thompson
- Commissioner Jerry Romanowski

Staff present in person: Administrator Jim Hurley, Assistant Administrator Kevin Poirier, Deputy Clerk Eugenia Lara, and Ben Andersen

Village Trustees: Ben Harbach and, Jackie Nelson Joe Smith

Others: Gregg Sinnen, SEWRPC Planner Kaleb Kutz, SEWRPC Planner Benjamin R. McKay

Public comments: None

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of July 14 2025

Commissioner Michael Delucca moved to approve to the minutes.

Seconded by Commissioner Vinnie Chambers.

Motion carried. 5-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. Discussion on approval of the Comprehensive Land Use Plan Update for the Village of Somers and 2050 Land Use Plan

1. Sewer Service Area and Agricultural Land Use Conflict

Issue: The entire village is now within the sewer service area, which implies potential urban development within 20 years. However, significant agricultural land and active businesses still exist.

Concern: Maps removed agricultural designations entirely, implying full urbanization, which doesn't reflect on-the-ground reality. There's a need to plan realistically for areas likely to remain agricultural through 2050 and beyond.

Proposed Strategies:

Designate Urban Reserve Areas, which acknowledge likely future urbanization without forcing immediate change.

Maintain current land use categories but add language to recognize that certain agricultural areas are expected to remain as such for decades.

Identify specific village areas in the comp plan where long-term agriculture is anticipated.

2. Water and Sewer Service Infrastructure

Background: Inclusion in the sewer service area stems from agreements with the City of Kenosha to extend services to the I-94 interchange and future development areas.

Infrastructure Updates: Water and sewer now reach areas near Highway A and the interstate. Additional lift stations are planned to support commercial development.

Trustee Concern: While technically urbanizable under the sewer service area, the reality is that much of the area will not develop in the near term. Development needs to match actual demand and infrastructure feasibility.

3. Population & Housing Growth Projections

Projection Concern: The comp plan estimates a 253% increase in households by 2050 (from ~4,800 to 12,286 units). Commissioners questioned the accuracy and realism of this number.

Impact: This projection may be used by the Kenosha Water Utility to allocate infrastructure costs, which could unfairly burden Somers if the projection is overestimated.

Contributing Factors:

Original projections were based on optimistic growth tied to Foxconn and other industrial developments.

Foxconn significantly underdelivered on job creation, skewing the validity of past projections.

Commissioners Request: Review historical projection accuracy, compare to actual growth, and re-evaluate future projections based on realistic expectations.

Response: Ben McKay confirmed a regional plan revision is underway. New DOA projections show slower growth than previously assumed. Updates will consider post-Foxconn realities.

4. Alignment Between Plans

Confusion Identified:

Comprehensive Plan, Sewer Service Area Plan, and Water Supply Plan are not clearly aligned.

Uncertainty whether the Water Plan projections are legally required to match the Comp Plan or vice versa.

Action: SEWRPC Staff will review statutory requirements and determine how much the comp plan can be adjusted without invalidating existing water/sewer planning documents.

5. Commercial vs. Residential Development Strategy

Observation: Current market conditions favor commercial development, especially near major interchanges (e.g., I-94 and Hwy A). Residential developers struggle with the costs of bringing infrastructure.

Stance: Commercial growth must precede and support residential development. Areas west of 100th Ave, especially near Hwy A and KR, are likely to stay commercial-heavy.

Future Planning:

Potential to create mixed-use zones or districts that combine residential and commercial elements.

Consider lessons from Oak Creek and similar areas where successful development clustered around interstates.

6. Importance of Intentional, Transparent Planning

Commentary: Trustees and commission members expressed frustration that past decisions may have been rubber-stamped without thorough local input.

Desire for Change: Moving forward, the Comp Plan should reflect realistic growth, match local needs, and be based on solid data — not optimistic assumptions or regional projections alone.

7. Public Transit

Point Raised: Page 56 of the draft calls for significant public transit expansion.

Local Position: Trustees emphasized there's no current demand from residents or employers for expanded bus service. Including such goals in the plan could create confusion or unfounded expectations.

Next Steps

Review and Reconcile Plans: Staff will analyze alignment between the Comp Plan, Water Supply Plan, and Sewer Service Area Plan.

Update Growth Projections: Re-evaluate population and housing growth based on current trends and realistic expectations.

Map Revisions: Consider reintroducing Urban Reserve overlays and adjusting future land use maps to reflect the agricultural reality in many areas.

Infrastructure Analysis: Understand implications of current and future development on infrastructure costs and funding mechanisms.

Community Input: Ensure continued involvement from Trustees, Plan Commission, and residents to make data-driven, community-aligned decisions.

Concerns About Resident Feedback & Infrastructure

Trustee Jackie Nelson: Our residents have clearly expressed they don't want this

development. They're saying it's not welcome.

Commissioner Vinnie Chambers: I agree with George. Builders aren't moving forward unless there's access to sewer and water. A well and holding tank system can cost up to \$80,000, while a lateral sewer connection is about \$8,000.

Trustee Jackie Nelson: Without sewer and water, there's no housing. Isn't it around \$300 per linear foot for sewer?

President George Stoner: Is it \$300 per square foot just to build now?

Commissioner Vinnie Chambers: Mark from Maple Crest mentioned infrastructure costs at about \$150 per linear foot, which includes gutter, sewer, and water.

Delays in Approved Projects

President George Stoner: The subdivision near Somers Elementary was approved four years ago, but it hasn't started. The developers are trying to consolidate a \$150 million loan and are even looking internationally for financing. Once funding is secured, they'll begin construction.

Trustee Nelson: That's a major obstacle.

President George Stoner: Maybe. I'm monitoring it closely. Fortunately, Bear is actively working and moving dirt, unlike Maple Crest.

Administrator Jim Hurley: Ken and I are currently drafting a development agreement.

Transparency & Communication Issues

Commissioner Don Boxx: At our last joint meeting, we learned that projects like Somersville were still considered active — something the Plan Commission wasn't informed of. That lack of transparency matters. I wouldn't have voted for Maple Crest had I known.

Trustee Jackie Nelson: Are we talking about Phase Two?

Commissioner Don Boxx: Yes, and those units are at 100% occupancy.

Rental Market Trends

Commissioner Michael DeLucca: I've spoken to property managers, including Bear. These rentals are in high demand. Units rent for \$2,400 to \$3,000, and there's a waiting list. A 3-bedroom in Savannah is \$3,000 — and that doesn't include utilities.

Chief Anderson: The orange area on the map shows zoning for 300 residential units. The

Comp Plan allows densities ranging from 2.3 to 7.3 units per acre. There's hesitation about more apartments, but the market demand is real. People are willing to pay \$3,000/month.

Commissioner Michael DeLuca: Buyers today want move-in ready homes. Under \$300,000, most homes need work. Renting new apartments — complete with granite countertops, amenities, and fitness centers — is more appealing.

Zoning, Ratios & Development Balance

President George Stoner: I only support apartment proposals that meet our quality standards — garage entrances, quality materials, etc., like Hawthorn. We've rejected low-income projects that didn't meet that bar.

Trustee Jackie Nelson: That's why we adopted the new Multi-Family Standards on May 25, 2025. Private entrances, attached garages — if a project doesn't meet those, it's not "Somers Ready."

Chief Ben Anderson: Your zoning ordinances and Comp Plan provide a framework, and design standards dictate how projects are built. Your current 35% multi-family ratio is quite common.

Commissioner Don Boxx: If we include Savannahs and Maple Crest, we're likely exceeding 50%. I've run the numbers. We'd need over 1,000 single-family homes just to bring the ratio back to 40%, and nearly 4,700 to reach 25%. Catching up is tough, which is why we need to slow down multifamily approvals.

Commissioner Michael DeLuca: I get it, but many single-family developments won't happen without some multifamily components.

Trustee Jackie Nelson: If someone finds land with sewer and water access and wants to build apartments, and a buyer is ready — what do we do? Say no because of ratios? That affects private property rights.

Commissioner Don Boxx: Yes, if we've hit the limit. Other communities enforce these kinds of policies.

University Influence & Regional Context

Chief Ben Anderson: Don't forget — we're a university community. Most university towns have over 50% multifamily housing. Parkside and Carthage increase rental demand, even if they don't rely heavily on municipal services.

Rail, Sewer, Water, and TID Issues

Trustee Jackie Nelson: Our Comp Plan mentions only two rail lines, but we actually have three. There's talk of commuter rail between Milwaukee, Racine, and Kenosha, which

could affect development along Highway 32.

President George Stoner: Don't bet on commuter rail. Racine got \$5 million to study it last year, but there's no real movement.

Chief Ben Anderson: As the fire chief, I urge the board to prioritize non-TID developments. TIDs strain our operations because they delay tax revenue.

Trustee Jackie Nelson: Somersville is out of TID, correct?

Chief Ben Anderson: We need to track when developments exit TID.

Commissioner Michael DeLuca: And what happens when Somers merges with the city in 2035?

Assistant Administrator Kevin Poirier: It'll have a major impact. We're working on it with Ehlers.

Data Accuracy & Tracking

Commissioner Don Boxx: You're asking us to make decisions without accurate or current data. Somers needs a system to track housing units, sewer capacity, and active developments.

President George Stoner: Then someone has to do that. I'm here every day, and I keep up, but not everyone has time to read every document.

Trustee Jackie Nelson: That's why I read and edit them — because no one else does.

Next Steps & Planning

Chief Ben Anderson: We need to review population and housing projections and determine if our Comp Plan constrains any changes. High-density designations in the Comp Plan don't require amendments, so developers may push higher-density projects by default.

Trustee Jackie Nelson: That's a concern. We're planning for 6,000 sq-ft lots in many areas. If the Comp Plan isn't specific, developers could proceed without needing amendments.

Chief Ben Anderson: Zoning must still align with the Comp Plan. You can control density through zoning.

Water, Sewer, and Capacity Planning

President George Stoner: Some areas are undevelopable due to lack of sewer/water. The city of Kenosha controls access and costs. We'll be meeting with them soon about expanding the sewage treatment plant and water facilities.

Trustee Jackie Nelson: Will the city look at our comp plan projections to determine capacity needs?

President George Stoner: Likely. And we'll need to decide how much capacity to buy. If we don't need all of it, we can resell it later.

Skepticism of Population Projections

Commissioner Michael DeLucca: Population forecasts are just estimates.

President George Stoner: Years ago, they projected 13,000. Now, with investments like Eli Lilly's \$4 billion project in Pleasant Prairie, things can change fast.

Commissioner Don Boxx: But despite all the commercial growth — Amazon, Uline — our population hasn't grown much. I'm skeptical of projections.

Chief Ben Anderson: According to county data, we're on track with low-end population projections, but well above the high-end for job growth.

Final Comments

Commissioner Patrick Juliana: The population isn't expanding, but job growth is. We're overbuilding for people who aren't coming yet.

Chief Ben Anderson: The 2010 census is our base, but the latest projections do show job growth outpacing population. Our next step is to check how constrained we are by current plans, and what changes the board may want to consider.

7. **Adjourn**

Commissioner Boxx moved to adjourn.
Seconded by Commissioner Chambers.
Motion carried 5-0 vote.

Drafted 09/18/ 2025. These minutes are not official until approved by the Plan Commission. Submitted by Deputy/Clerk Treasurer Eugenia Lara.



KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Kenosha County Planning & Development
APPLN DATE: 08-15-25
RPT DATE: 10-03-25
MTG DATE: 10-13-25
RE: Tropical Smoothie Café – Wall Signs

BACKGROUND:

1. Petitioner/Agent: Nilax Patel
 2. Property Owner: Somers Venture LLC
 3. Location/Address: 3199 Market Ln
 4. Tax key Number(s): 82-4-222-271-0309
 5. Area: 2.12 acres
 6. Existing Zoning: B-4 Planned Business District w/ PUD Planned Unit Development Overlay District
 7. Proposed Zoning: B-4 Planned Business District w/ PUD Planned Unit Development Overlay District
-

OVERVIEW:

The Petitioner has previously been approved to construct multi-tenant commercial building on the subject property which will contain a Tropical Smoothie Café and two additional commercial tenants. A PUD overlay has also been approved for this site to allow the paved drive aisle along the south side of the site to be located as close as 5 feet from the lot line (normally required to be 10 feet under Village zoning code).

PLANNER COMMENTS:

The building and site are currently under construction, and a potential tenant for the middle tenant space has approached the Petitioner about the possibility of locating wall signage along Green Bay Road, within Tropical Smoothie Café's tenant area which encompasses the entire east side of the building facing Green Bay Road. Under current Village zoning regulations, wall signage for tenants in a multi-tenant building must be located within that tenant's internal wall space or end cap wall area ([Section ZN 3.07\(6\)\(h\)2a](#)). Given the north/south orientation of the tenant spaces within the building, the Petitioner is requesting an exception to allow a tenant to display wall signage outside of their internal wall space along Green Bay Road.

The Petitioner has indicated several options they would like the Plan Commission to consider:

- Option #1 - All (3) tenants are allowed to have signage on all (4) sides.
- Option #2 - The west tenant is allowed to have signage on (3) elevations: North, East and West. The middle tenant is allowed signage on (3) elevations: North, South and East.

- Option #3 - Per the rendering, the middle and west tenant are one tenant and are allowed to have signs on all (4) sides.
- Option #4 - The middle and west tenant are one tenant and are allowed to have signs on all (3) sides of their choosing.

Renderings depicting all sides of the building with wall signage have been supplied by the Petitioner.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the submitted application, staff would recommend the following:

1. That a motion to approve the submitted rezoning application w/ PUD overlay should recognize the requested zoning ordinance deviation from Section ZN 3.07(6)(h)2a which states that in multi-tenant buildings, each tenant may place one wall sign per public entrance or wall/facade which fronts upon a public right-of-way or private drive and contained within the tenant's internal wall space or end cap wall area.



VILLAGE OF SOMERS

Department of Planning and Development

RECEIVED
Sept. 2021

AUG 15 2025

Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name:

Somers Venture LLC

Print Name: Nilax Patel

Signature: 

Mailing Address: 711 N Elmhurst Rd

City: Prospect Heights

State: IL

Zip: 60070

Phone Number: 847-980-1632

E-mail (optional): Nilax@resaconstruction.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

82-4-222-271-0309

Property Address of property to be rezoned:

3199 Market Lane

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

New retail center. Change PUD to allow wall signage for the middle tenant on the east facade of the building which is not that tenants wall space

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

A-1 Agricultural Preservation District	B-1 Neighborhood Business District
A-2 General Agricultural District	B-2 Community Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-3 Highway Business District
A-4 Agricultural Land Holding District	B-4 Planned Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-5 Wholesale Trade and Warehousing District
R-1 Rural Residential District	BP-1 Business Park District
R-2 Suburban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-3 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-4 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-4.5 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-5 Urban Single-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-6 Urban Single-Family Residential District	I-1 Institutional District
R-7 Suburban Two-Family and Three-Family Residential District	PR-1 Park-Recreational District
R-8 Urban Two-Family Residential District	C-1 Lowland Resource Conservancy District
R-9 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-10 Multiple-Family Residential District	FPO Floodplain Overlay District
R-11 Multiple-Family Residential District	PUD Planned Unit Development Overlay District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	AO Airport Overlay District
	RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	B-1 Neighborhood Business District
A-2 General Agricultural District	B-2 Community Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-3 Highway Business District
A-4 Agricultural Land Holding District	B-4 Planned Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-5 Wholesale Trade and Warehousing District
R-1 Rural Residential District	BP-1 Business Park District
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R-4 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-4.5 Urban Single-Family Residential District	M-3 Mineral Extraction District
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R-11 Multiple-Family Residential District	PUD Planned Unit Development Overlay District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	AO Airport Overlay District
	RC Rural Cluster Development Overlay District

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted [“Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035”](#).

The existing planned land use category for the subject property is:

Farmland Protection	Governmental and Institutional
General Agricultural and Open Land	Park and Recreational
Rural-Density Residential	Street and Highway Right-of-Way
Agricultural and Rural Density Residential	Other Transportation, Communication, and Utility
Suburban-Density Residential	Extractive
Medium-Density Residential	Landfill
High-Density Residential	Primary Environmental Corridor
Mixed Use	Secondary Environmental Corridor
Commercial	Isolated Natural Resource Area
Office/Professional Services	Other Conservancy Land to be Preserved
Industrial	Nonfarmed Wetland
Business/Industrial Park	Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: _____ County Board Supervisor: _____

(k) The fee specified in Section 12.05-8 of this ordinance.

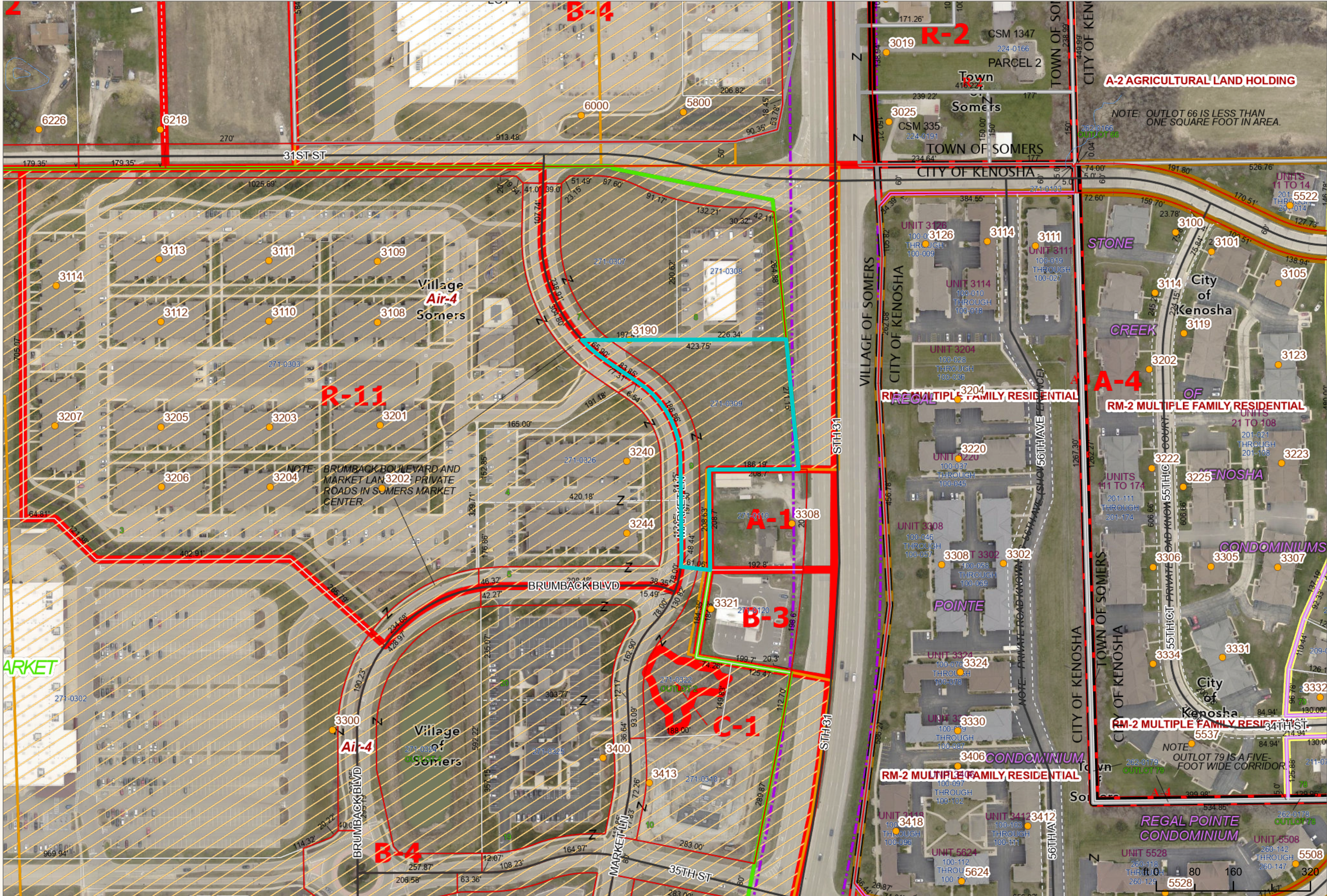
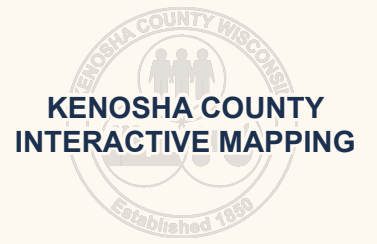
Request for Rezoning Petition (payable to “Kenosha County”).....\$1,450.00

(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue’s Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

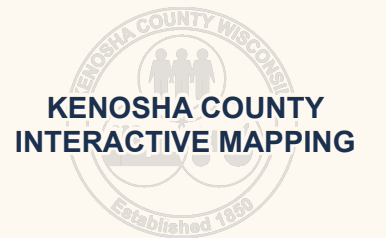


DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies contained. If discrepancies are found, please contact Kenosha County.

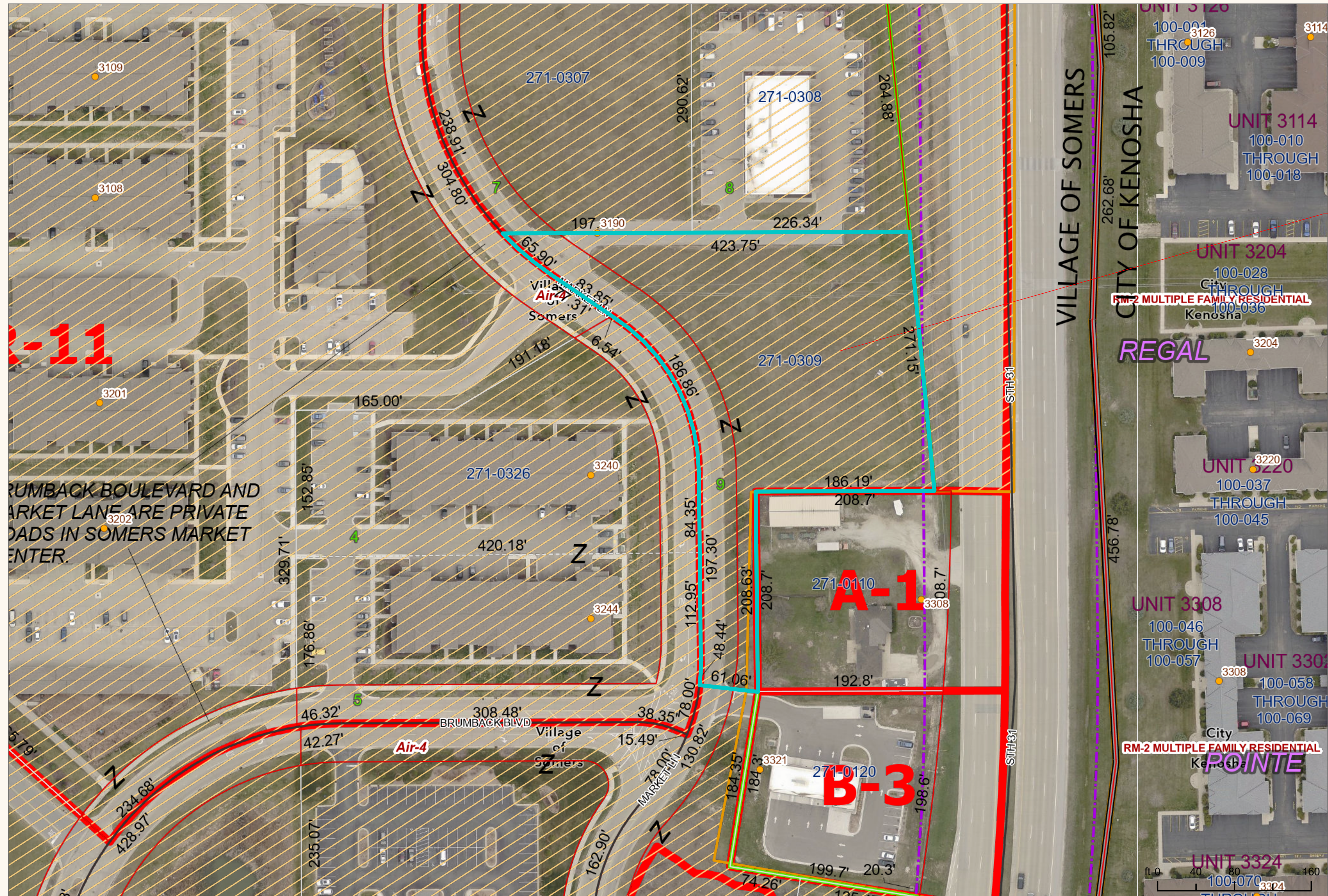


1:2,400
1" = 200'

Date Printed: 6/18/2024



Proposed:
Amend PUD overlay to allow
a building tenant to place
wall signage outside of their
internal wall space or end cap
wall area



BRUMBACK BOULEVARD AND
MARKET LANE ARE PRIVATE
ROADS IN SOMERS MARKET
CENTER.



1:1,200
1" = 100'

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EXTERIOR NORTH SIDE - MARKET CENTRE



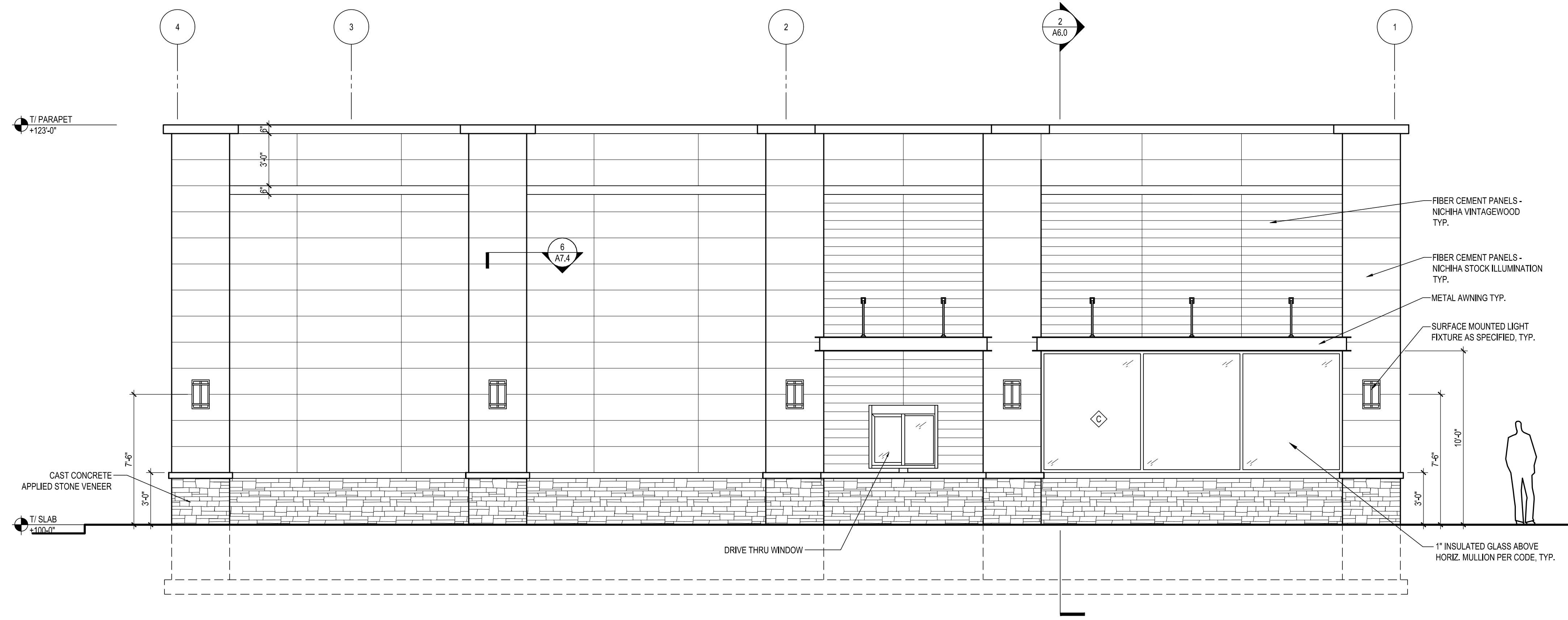
EXTERIOR SOUTH SIDE - MARKET CENTRE



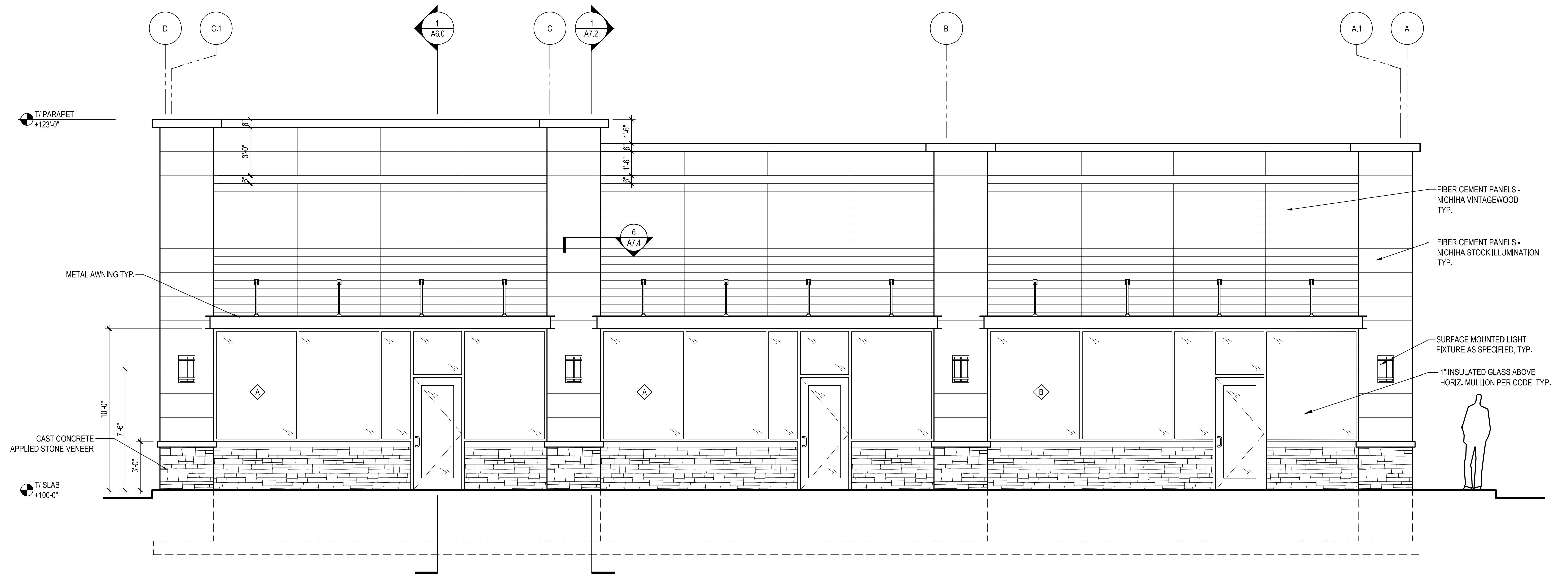
EXTERIOR WEST SIDE - MARKET CENTRE



EXTERIOR EAST SIDE- MARKET CENTRE



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BRAND PARTNER / CLIENT
BRAND COORDINATORS
MEP ENGINEER
DEVELOPER
ARCHITECT

kolbrook design

828 DAVIS STREET, SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1992 | FAX: 312.453.0699

WISCONSIN PROFESSIONAL DESIGN FIRM: 3736-11

WISCONSIN ARCHITECT

STEVEN W. BROOKS
A-11120
EVANSTON, IL

EXP: 07/31/2026 SIGNED: 08/22/2024

PROJECT:

SOMERS RETAIL CENTER

LOT 9, SOMERS MARKET CENTER/
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

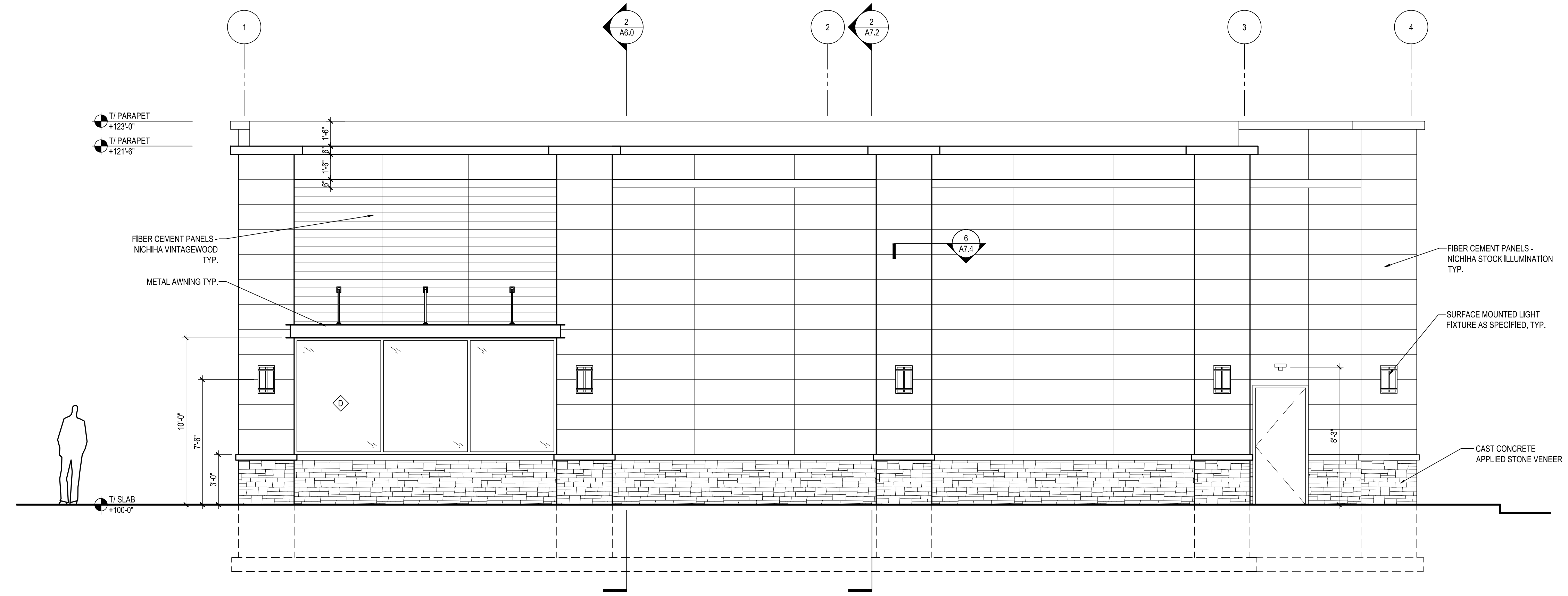
DRAWING ISSUE	DATE
FOR PERMIT	08/22/2024
REVISION 1	11/15/2024

DESIGNED BY: -
CHECKED BY: -
SHEET TITLE:

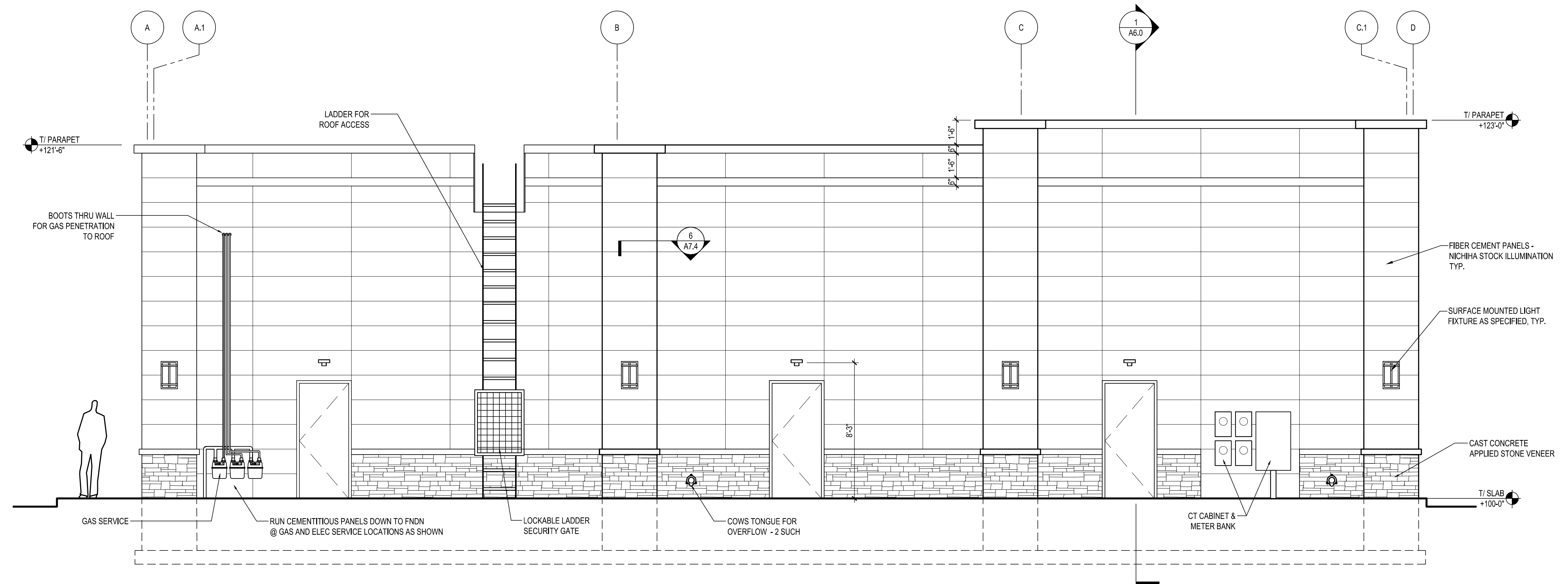
EXTERIOR ELEVATIONS

SHEET NO.
A5.0

Kolbrook Job No. 1674.025



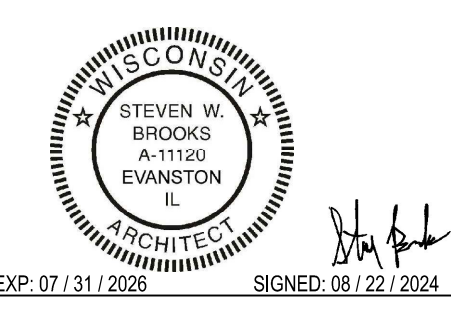
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BRAND PARTNER / CLIENT
BRAND COORDINATORS
MEP ENGINEER
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828 DAVIS STREET, SUITE 300
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WISCONSIN PROFESSIONAL DESIGN FIRM: 3736-11

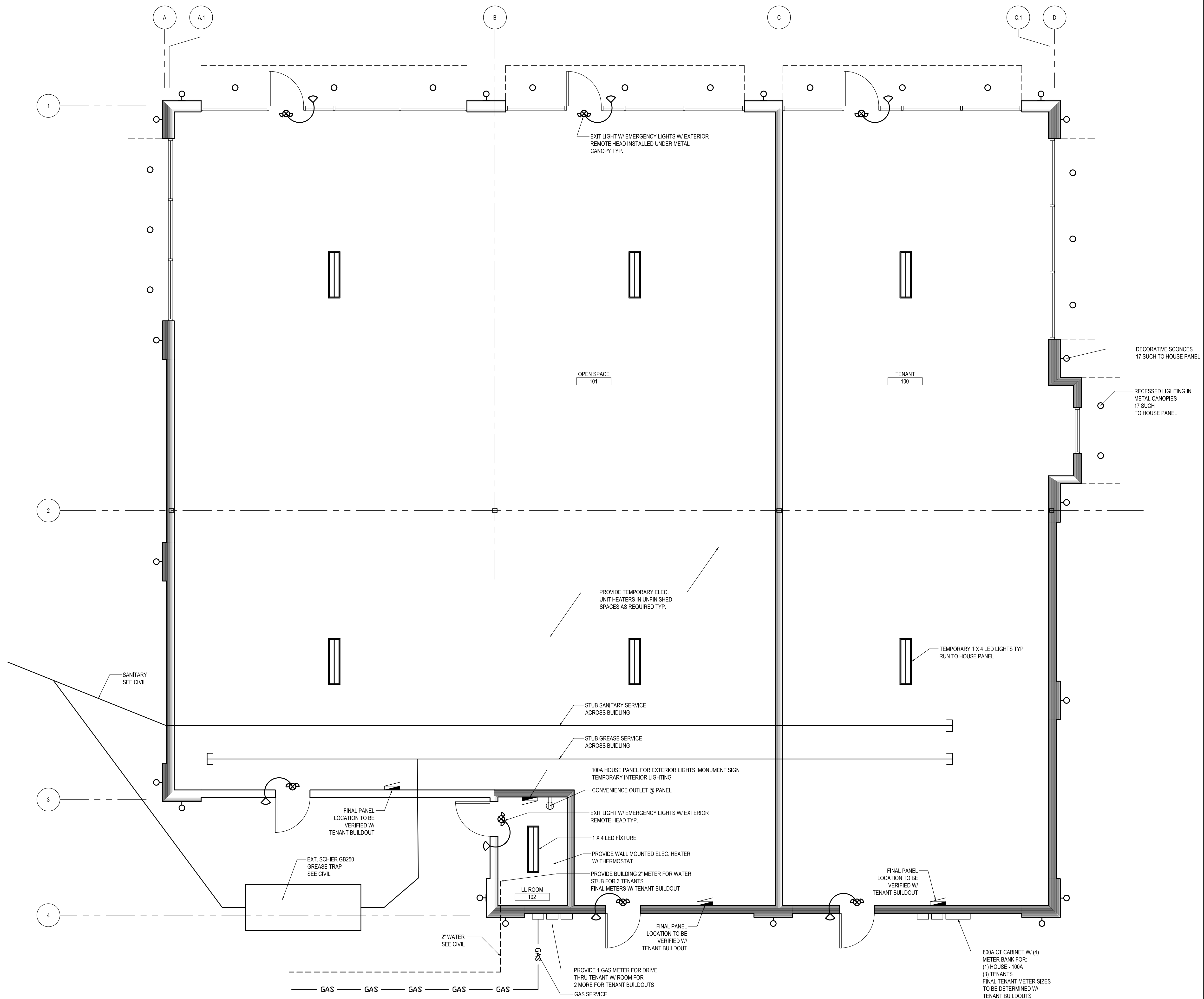


PROJECT:
SOMERS RETAIL CENTER
LOT 9, SOMERS MARKET CENTER/
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

DRAWING ISSUE	DATE
FOR PERMIT	08/22/2024
REVISION 1	11/15/2024

DESIGNED BY: -
CHECKED BY: -
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A5.1
Kolbrook Job No. 1674.025



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRAND PARTNER / CLIENT
BRAND COORDINATORS
MEP ENGINEER
DEVELOPER
ARCHITECT

kolbrook design
828 DAVIS STREET, SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1992 | FAX: 312.453.0699
WISCONSIN PROFESSIONAL DESIGN FIRM: 3736-11

WISCONSIN
STEVEN W. BROOKS
A-11120
EVANSTON, IL
ARCHITECT
EXP. 07/31/2026
SIGNED: 08/22/2024

PROJECT:
SOMERS RETAIL CENTER
LOT 9, SOMERS MARKET CENTER/
VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

DRAWING ISSUE	DATE
FOR PERMIT	08/22/2024
REVISION 1	11/15/2024

DESIGNED BY: -
CHECKED BY: -
SHEET TITLE:

MEP PLAN

SHEET NO.
MEP1.0
Kolbrook Job No. 1674.025

Chapter ZN 3. General Land Use Regulations

§ ZN 3.07. SIGNS.

2. Multi-Tenant Buildings and Shopping Centers.
 - a. Number: one per tenant, plus each tenant may place one wall sign per public entrance or wall/facade which fronts upon a public right-of-way or private drive and **contained within the tenant's internal wall space or end cap wall area.**
 - b. Area: Limited to 1.5 times the length of the wall on which the sign is to be placed, up to a maximum of 600 square feet.
 - c. Height: 20 feet in height above the mean centerline street grade.
 - d. Extension: Shall not extend more than 12 inches outside of a building's wall surface.
 - e. Lighting: Full cut-off; top-down directional or internal.
 - f. Landscaping: None required.



EXTERIOR- MARKET CENTRE



EXTERIOR- MARKET CENTRE



EXTERIOR- MARKET CENTRE

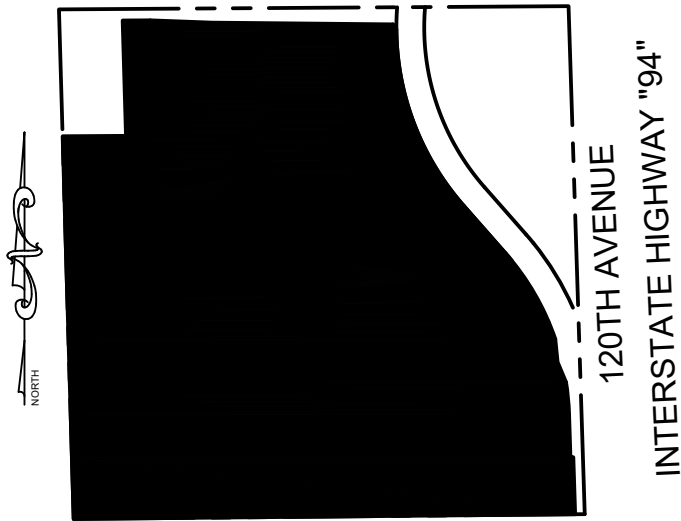


CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin

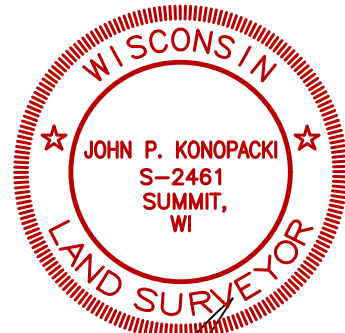
VICINITY MAP SCALE 1":1000'

COUNTY TRUNK HIGHWAY "E"



NE 1/4 SEC. 13
T2N, R21E

Tax Key Numbers:
82-4-221-131-0401
82-4-221-131-0402
82-4-221-131-0403
82-4-221-131-0404



OCTOBER 10, 2025

Prepared for:
FLINT 94 COMMERCE CENTER LLC
900 W 48TH PLACE STE 900
KANSAS CITY, MO 66112

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East has a bearing of $S89^{\circ}27'40''W$.
- Wetlands delineated by Heartland Ecological Group, Inc. September 2021.

Prepared By:

PINNACLE ENGINEERING GROUP

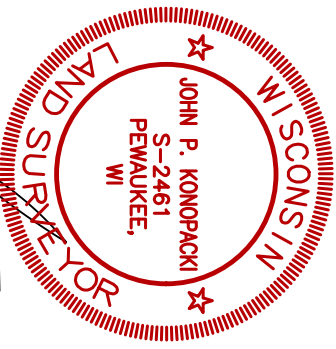
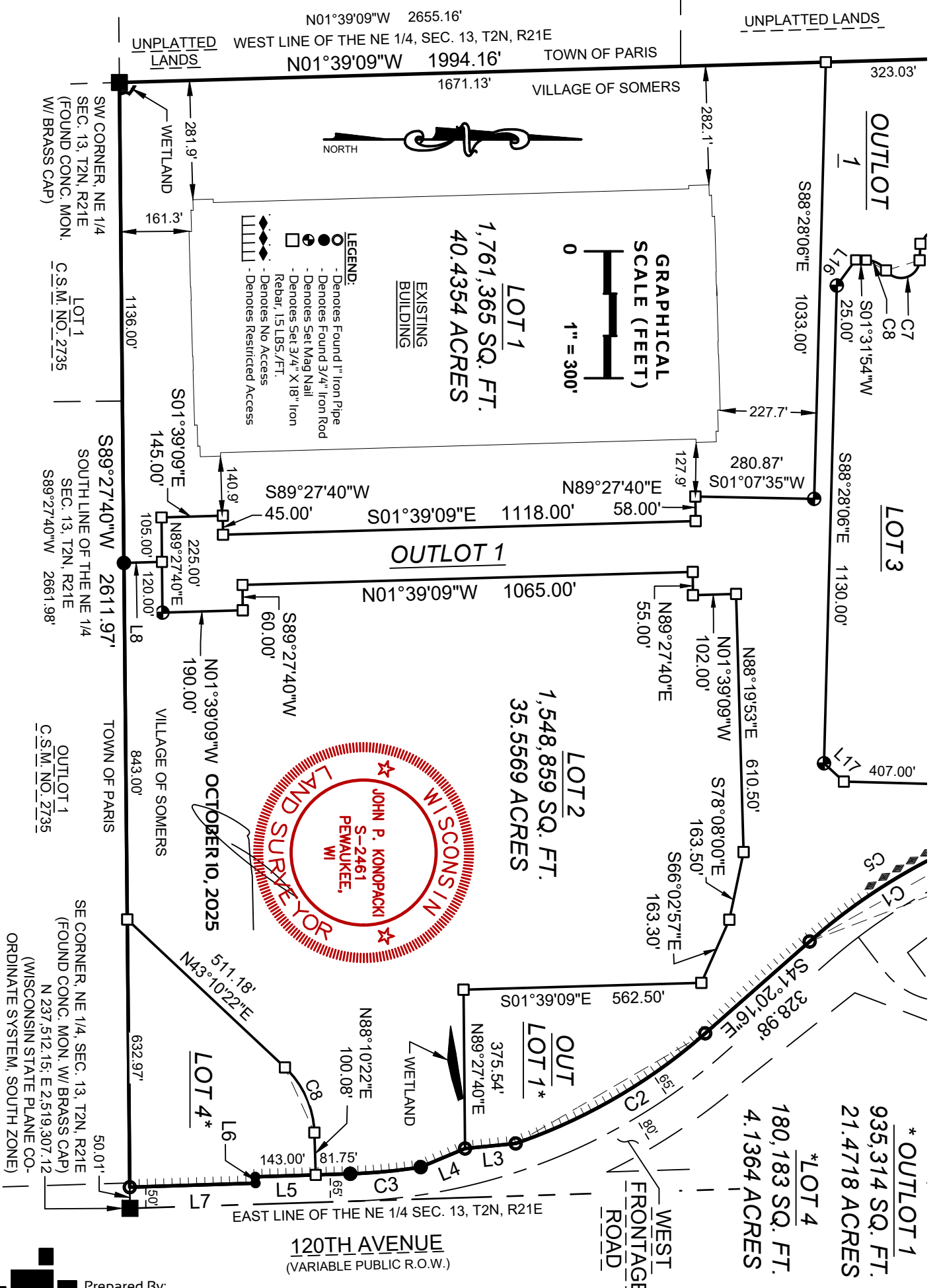
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST
PEG JOB#2402.00
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin



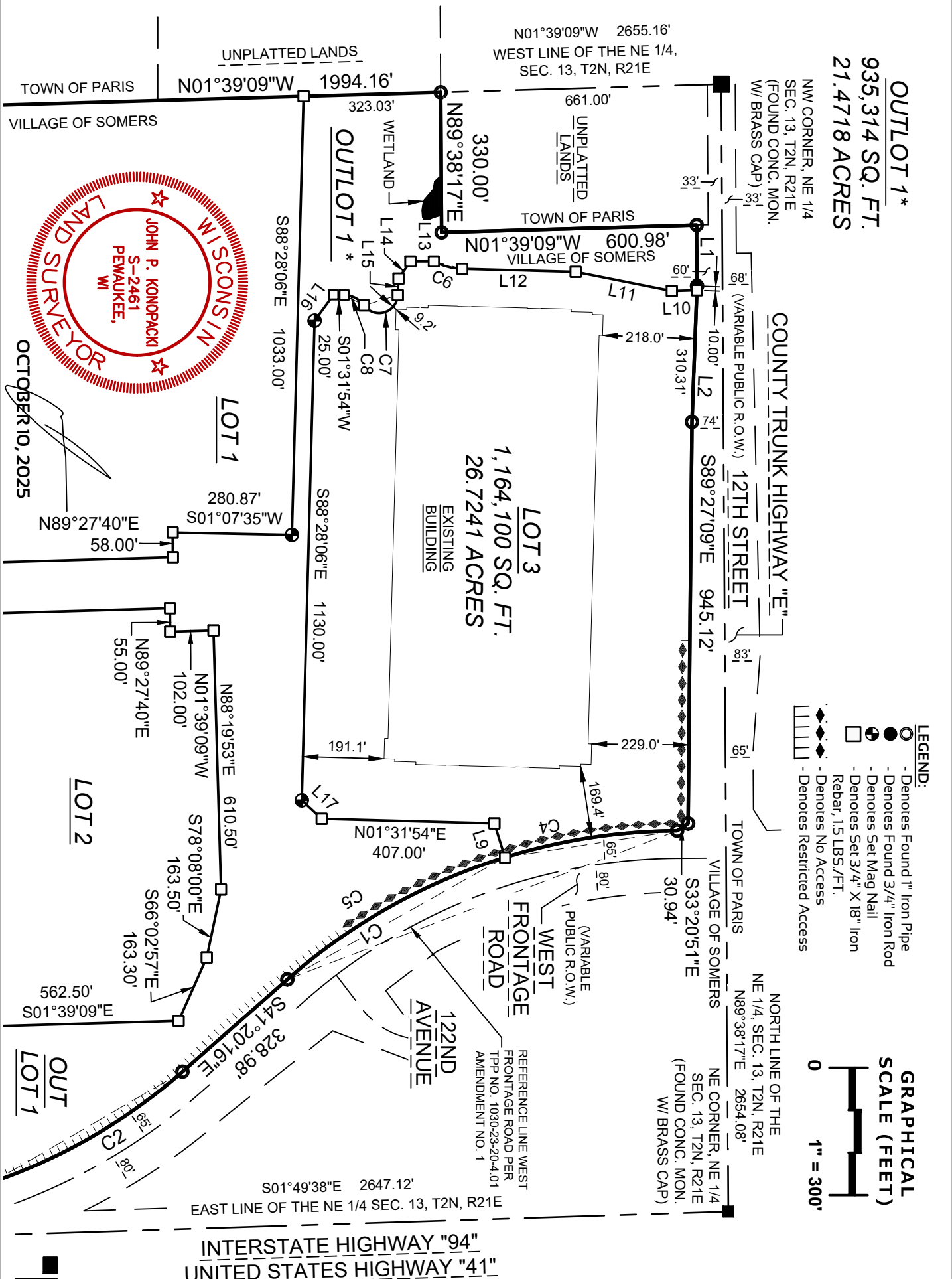
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2402.00
 SHEET 2 OF 7

CERTIFIED SURVEY MAP NO. _____

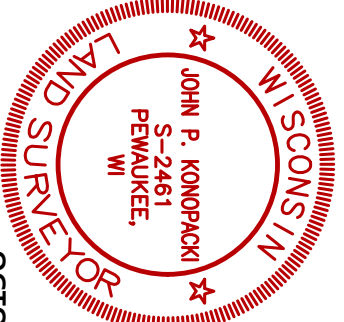
Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin



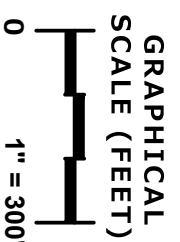
OUTLOT 1*
935,314 SQ. FT.
21.4718 ACRES

COUNTY TRUNK HIGHWAY "E"
 12TH STREET

LOT 3
 1,164,100 SQ. FT.
 26.7241 ACRES
 EXISTING BUILDING



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - ⊕ - Denotes Set Mag Nail
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ◆ - Denotes No Access
 - ▨ - Denotes Restricted Access



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888



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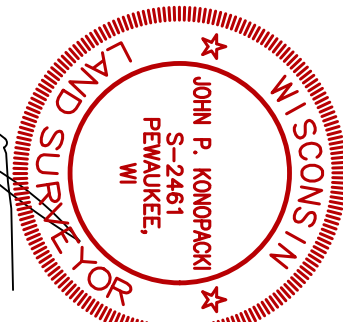
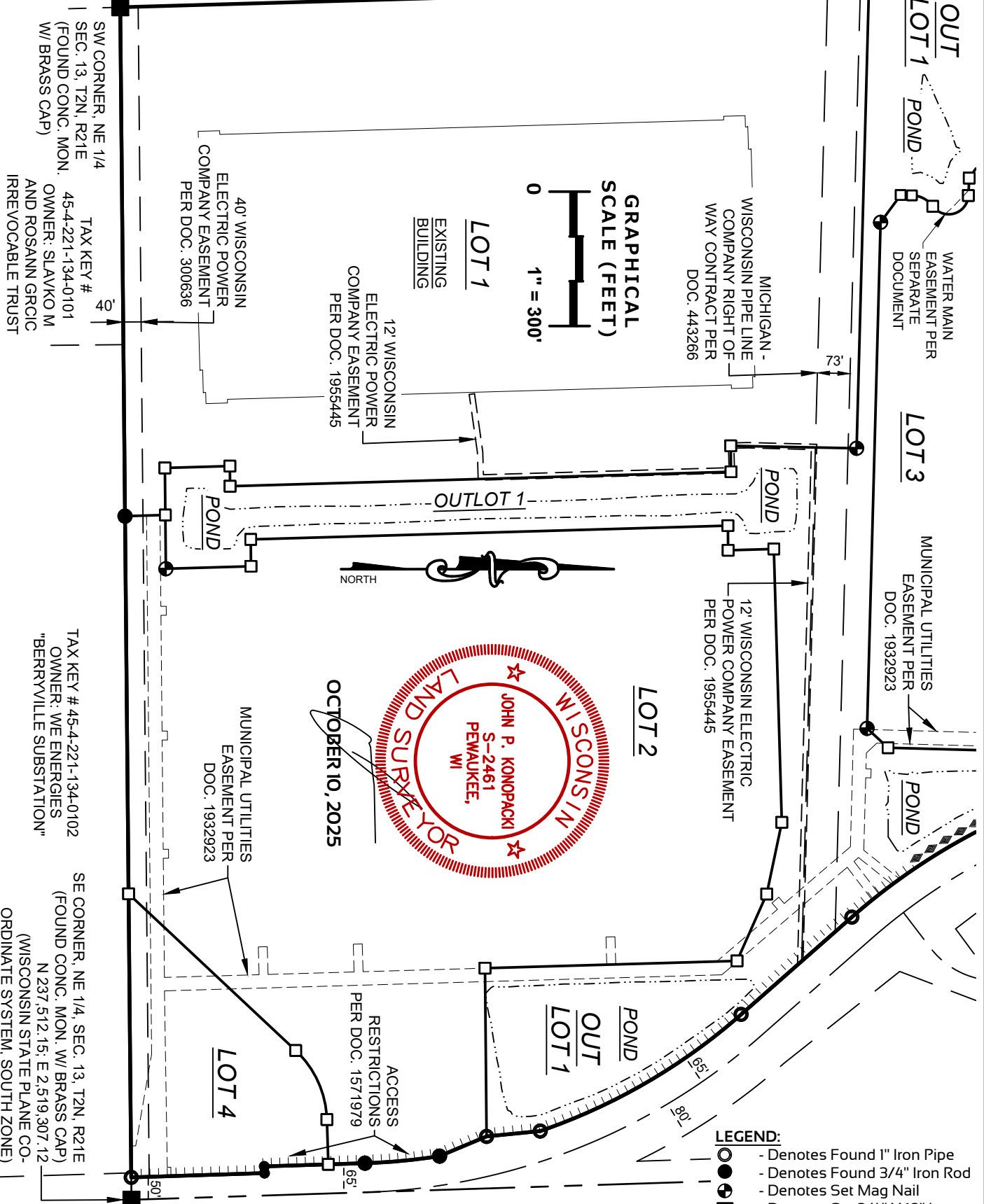
PEG JOB#2402.00
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin

TAX KEY #
45-4-221-132-0300
OWNER: BADTKE ET ALL

TAX KEY # 45-4-221-132-0115
OWNER: BADTKE HOLDINGS LLC



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - ⊕ - Denotes Set Mag Nail
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ◆ - Denotes No Access
 - ▨ - Denotes Restricted Access

120TH AVENUE
(VARIABLE PUBLIC R.O.W.)

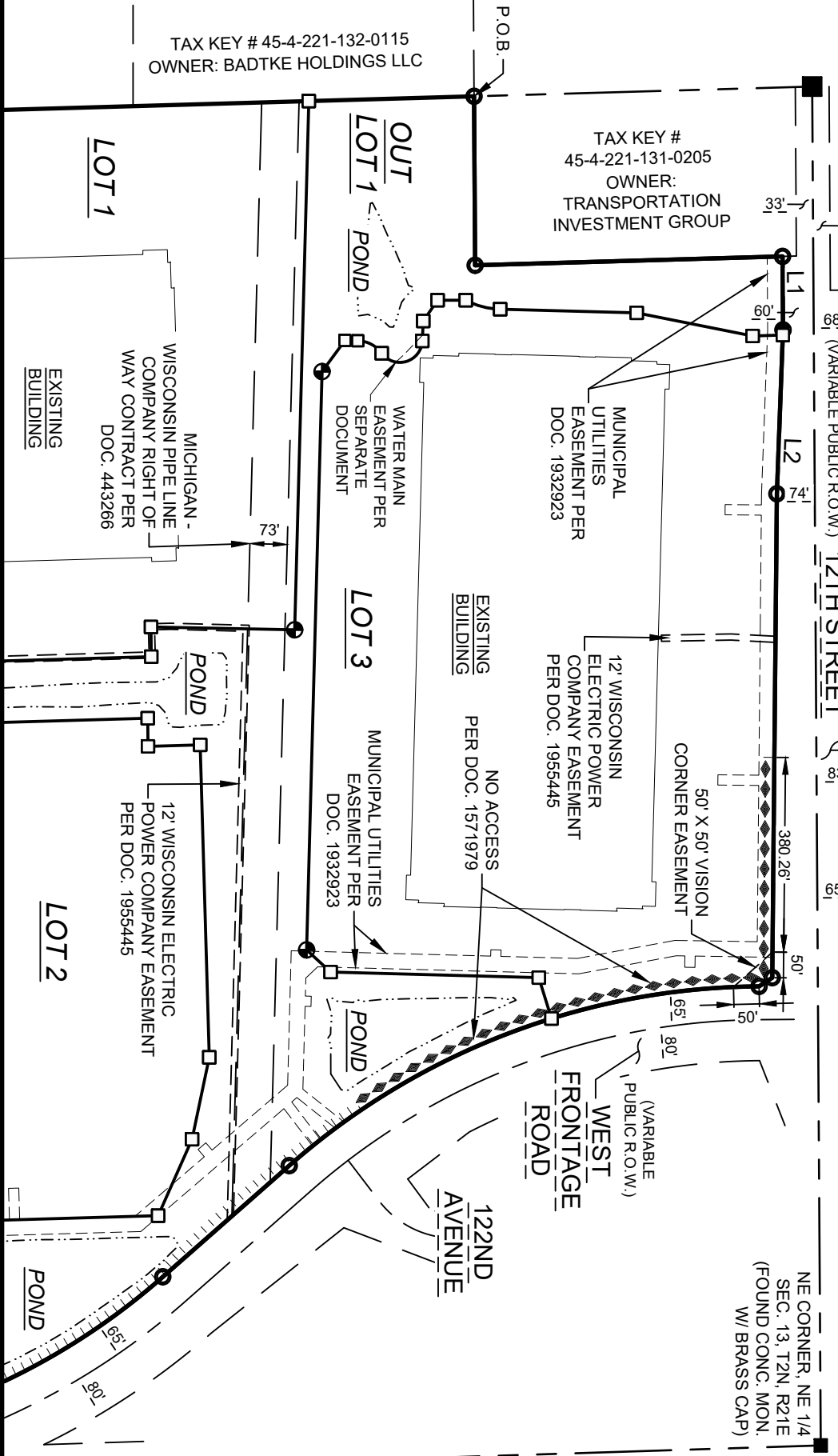
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2402.00
SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin

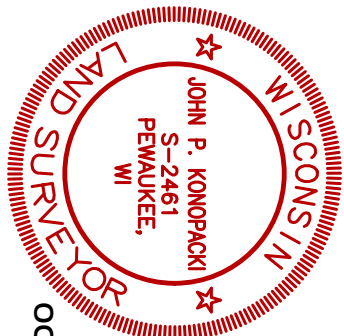
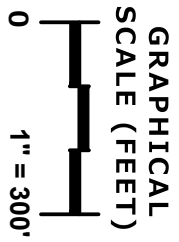


NW CORNER, NE 1/4
SEC. 13, T2N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

TAX KEY # 45-4-221-132-0115
OWNER: BADTKE HOLDINGS LLC

TAX KEY #
45-4-221-131-0205
OWNER:
TRANSPORTATION
INVESTMENT GROUP

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - ⊕ - Denotes Set Mag Nail
 - ⊖ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - ◆ - Denotes No Access
 - ▤ - Denotes Restricted Access



OCTOBER 10, 2025

NE CORNER, NE 1/4
SEC. 13, T2N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

INTERSTATE HIGHWAY "94"
UNITED STATES HIGHWAY "41"



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2402.00
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021,
being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of
the Northeast 1/4 of Section 13, Township 2 North, Range 21 East,
Village of Somers, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:


That I have surveyed, mapped and redivided Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, as recorded in the Register of Deeds office for Kenosha County as Document No. 1932929, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin.

Containing 5,589,821 Square Feet (128.3246 Acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of FLINT 94 COMMERCE CENTER LLC, owner of said land.

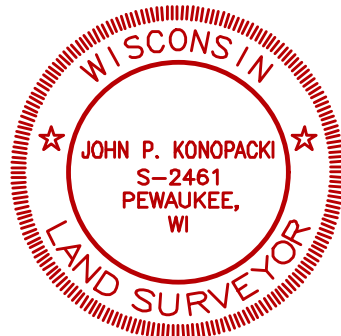
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Section 236.34 of the Wisconsin State Statutes and the Village of Somers Land Division and Platting Control Ordinance in surveying, mapping and dividing the land within the certified survey map.



John P. Konopacki
Professional Land Surveyor S-2461

Date: OCTOBER 10, 2025



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°38'17"E	143.58'
L2	S87°51'25"E	320.31'
L3	S05°41'10"E	120.28'
L4	S22°45'09"E	113.73'
L5	S01°49'38"E	224.75'
L6	N88°10'22"E	15.00'
L7	S01°49'38"E	297.42'
L8	N01°39'09"E	90.00'
L9	N72°47'40"E	83.70'
L10	S01°48'28"E	59.00'
L11	S11°16'17"W	231.00'
L12	S01°31'54"W	267.00'
L13	S00°00'00"E	55.00'
L14	S55°19'59"E	49.33'
L15	S87°16'34"E	39.00'
L16	S53°37'42"E	75.54'
L17	N42°43'03"E	63.78'

CURVE TABLE								
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT	(RECORDED)
C1	1003.69'	1405.00'	040°55'49"	S20°52'22"E	982.48'	S00°24'27"E	S41°20'16"E	(S19°25'49"E)
C2	521.62'	1335.00'	022°23'13"	S30°08'40"E	518.31'	S41°20'16"E	S18°57'04"E	(S28°42'07"E)
C3	167.28'	1335.00'	007°10'46"	S05°25'01"E	167.17'	S01°49'38"E	S09°00'24"E	(S03°58'12"E)
C4	411.92'	1405.00'	016°47'53"	S8°48'24"E	410.44'	S17°12'20"E	S00°24'27"E	
C5	591.77'	1405.00'	024°07'56"	S29°16'18"E	587.40'	S41°20'16"E	S17°12'20"E	
C6	70.00'	153.00'	026°12'50"	S14°38'19"W	69.39'	S01°31'54"W	S27°44'44"W	
C7	108.21'	44.00'	140°54'42"	S16°49'13"E	82.93'	S87°16'34"E	S53°38'08"W	
C8	54.56'	60.00'	052°06'14"	S27°35'01"W	52.70'	S53°38'08"W	S01°31'54"W	

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2402.00
SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 3021, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 13, Township 2 North, Range 21 East, Village of Somers, Kenosha County, Wisconsin

OWNER'S CERTIFICATE

FLINT 94 COMMERCE CENTER LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped dedicated as represented on this certified survey map.

FLINT 94 COMMERCE CENTER LLC, as owner, does further certify that this certified survey map is required to be submitted to the following for approval or objection:

- 1. Village of Somers

IN WITNESS WHEREOF, the said FLINT 94 COMMERCE CENTER LLC has caused these presents to be signed by Hunter Harris, the Manager, of Flint 94 Commerce Center Manager LLC, which is the Manager of said Flint 94 Commerce Center LLC, at (city) _____ County, (state) _____, on this _____ day of _____, 2025.

In the presence of: FLINT 94 COMMERCE CENTER LLC

By: Flint 94 Commerce Center Manager LLC
Its: Manager

By: _____
Hunter Harris, Manager

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, Hunter Harris, Manager of Flint 94 Commerce Center Manager LLC, which is the Manager of the above named FLINT 94 COMMERCE CENTER LLC, a Delaware limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager and acknowledged that he executed the foregoing instrument on behalf of such limited liability company, by its authority.

Notary Public
Name: _____
State of _____
My Commission Expires: _____

VILLAGE BOARD APPROVAL

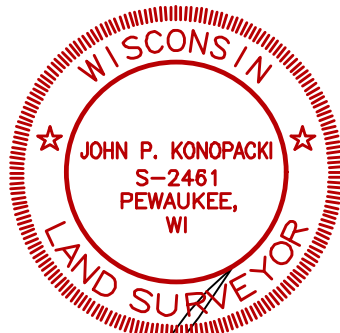
Approved by the Village Board of the Village of Somers on this _____ day of _____, 2025.

Date

George Stoner, Village President

Date

Wendy Burnette, Clerk/Treasurer



OCTOBER 10, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#2402.00
SHEET 7 OF 7