

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

**Village Work Session Meeting
Agenda
Tuesday, June 16, 2026
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Review and discuss proposed adoption of Ordinance # 2026-006 to Amend the Comprehensive Plan: David W Rasmussen & Scott B Rasmussen, 2004 3rd Street, Kenosha, WI 53140 (Owner), Raymond C. Leffler, 8338 Corporate Drive, Mt. Pleasant, WI 53406 (Agent); requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved to Medium-Density Residential, Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved, on Tax Parcel # 83-4- 223-062-0200, located in the NW ¼ of Section 6, T2N, R23E, Village of Somers. <i>(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street).</i>
4	Review and discuss proposed Bose Farms Rezone & Preliminary Plan on Tax Parcel # 83-4- 223-062-0200 <i>(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street)</i>
5	Review and discuss past approved comprehensive plan amendments requiring adoption of ordinances
6	Review and discuss possible adoption of a point system for alcohol licenses
7	Review and discuss proposed adoption of Ordinance 2026-007, an Ordinance to repeal and recreate section 9.01 of the Code of Ordinances relating to Hunting and Shooting
8	Review and discuss procedures for public comments at Village Board meetings
9	Review and discuss operator's license: Grace Eigenberger
10	Review and discuss Special Event Permit application from J&M's Bar and Grill – The proposed special event will be on Saturday, June 27 th from 11 a.m. to 9 p.m., located at 8013 12th Street, Kenosha, WI 53144

11	Review tentative agenda for Village Board meeting on June 23, 2026
12	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 16, 2026, Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 12th day of June 2026

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: June 16, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #3 - Comprehensive Plan Amendment: Consider adoption of Resolution 2026-001: David W Rasmussen & Scott B Rasmussen, 2004 3rd Street, Kenosha, WI 53140 (Owner), Raymond C. Leffler, 8338 Corporate Drive, Mt. Pleasant, WI 53406 (Agent); requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved to Medium-Density Residential, Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved, on Tax Parcel # 83-4- 223-062-0200, located in the NW ¼ of Section 6, T2N, R23E, Village of Somers. *(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street).*

Rezone: Recommendation on Request by: David W Rasmussen & Scott B Rasmussen, 2004 3rd Street, Kenosha, WI 53140 (Owner), Raymond C. Leffler, 8338 Corporate Drive, Mt. Pleasant, WI 53406 (Agent); requests approval of a rezoning from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to R-4.5 Urban Single-Family Residential Dist., R-2 Suburban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel # 83-4- 223-062-0200, located in the NW ¼ of Section 6, T2N, R23E, Village of Somers. *(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street).*

Preliminary Plat (land division): Recommendation on Request by: David W Rasmussen & Scott B Rasmussen, 2004 3rd Street, Kenosha, WI 53140 (Owner), Raymond C. Leffler, 8338 Corporate Drive, Mt. Pleasant, WI 53406 (Agent); requests approval of a preliminary plat (dated February 24, 2026 and prepared by John P.

Konopacki of Pinnacle Engineering Group), on Tax Parcel # 83-4-223-062-0200, located in the NW ¼ of Section 6, T2N, R23E, Village of Somers. *(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street).*

Past approved comprehensive plan amendments requiring adoption of ordinances.

BACKGROUND:

The proposed plan is summarized in the memo from Luke Godshall, Senior Land Use Planner. The Petitioner is proposing to allow for a 41-lot single-family residential subdivision development on 43.24 acres. The proposal includes future plans for condominium duplexes, or side-by-sides. The specific requests are reviewed in the attached memo from Senior Land Use Planner Luke Godshall.

A concept plan was reviewed by the Village Plan Commission in December 2025, and a public hearing on April 13, 2026. The Village Plan Commission voted 3-2 to negatively recommend the project. In review of the meeting, the objection was due to non-conformance with Village's Comprehensive Plan.

The 2008 Country Club Neighborhood Plan designates the area as Low to Medium Density Residential due to access constraints caused by the Pike River (the Kenosha County Bike Trail and Union Pacific Railroad are further east), and the river's environmental significance. The Plan recommends one unit per acre density for this type of land use.

UPDATES:

At the May 19 Village Work Session, the Developer requested reconsideration of the application. After discussion, the Village Board unanimously agreed that the Plan Commission should reconsider the requested Comprehensive Plan amendment.

Trustee Nelson and I prepared a memo to explain the Village Board's position that was reviewed at the June Plan Commission meeting. Upon further review of additional information, the Commission unanimously adopted a resolution for the comprehensive plan amendment, and recommended approval of the rezone and preliminary plat.

COMMENTS:

If the Village would like to consider approval of the above items, then the Board shall adopt the proposed ordinance to amend the Village's comprehensive plan and approve the rezone and preliminary plat requests.

While reviewing previous modification to the Comprehensive Plan, staff found four amendments were approved by the Board without the adoption of an ordinance. The amendments are for the Maplecrest property in 2024, Shoreland Lutheran High School in 2024 (proposed Ordinance 2026-003), Somers Creek in 2025 (proposed Ordinance 2026-004), and Maplecrest again in 2025 (proposed Ordinance 2026-005).

If the Board agrees, Staff and the Village Attorney will prepare the necessary Ordinances(s) for all proposed amendments and present it at a future Board Meeting.

ATTACHMENTS:

Project Narrative

Memo from Luke Godshall, Senior Land Use Planner

Rezone Application

Comprehensive Plan Amendment Application

Preliminary Plat Application

Site Plan

Stormwater Memo

4.23.2026 SEWRPC Letter

Proposed Ordinance 2026-003 Shoreland Lutheran High School

Proposed Ordinance 2026-004 Somers Creek

Proposed Ordinance 2026-005 Maplecrest

Proposed Ordinance 2026-006 Rasmussen / Bose Farm

Side-by-Side Examples

February 26, 2026

Luke Godshall
Kenosha County Planning & Development
19600 75th Street
Bristol, WI 53104

Re: Bose Farms – Rasmussen Submittal

RECEIVED

FEB 27 2026

Kenosha County
Planning & Development

Dear Luke,

On behalf of Raymond C. Leffler and KR195, LLC I am pleased to submit the Bose Farms project to the Village/Town of Somers for land use plan amendment, zoning and preliminary approvals.

As per our discussion with Village Staff, we have worked to bring you a subdivision that will add multiple housing types to the community.

Included in this packet are:

- Village of Somers rezoning procedures
- Land Division Application with required attachments
- Rezoning Application with required rezoning maps
- Preliminary Utility Plan and Technical Memo

The Family has requested that we name the site Bose Farms. That request was brought to me today and we will make the name change on any future submittals. The Plat consists of a total of 43.24 acres of land that are currently zoned A-2 and C-2. There is an existing residence and outbuildings that will be razed to facilitate development. This Preliminary Plat mirrors the concept plan that was moved forward in December of 2025.

The Plat consists of 41 single family lots. We are requesting that Lots 1-9 and 12 through 41 be rezoned to R4.5, Urban Single-Family district. We are requesting Lots 10 & 11 be rezoned to R-2, Suburban Single Family as they are larger. Outlots 1,4 & 5 are to be rezoned R-8 Urban 2-family residential district. The outlot that the ponds are located in is proposed to be C-1. The wetlands and Primary Environmental corridors on lots 24 & 25 are to be zoned C-2.

The site is served by sewer and water, and the roadways will be constructed with curb and gutter. Stormwater run off and management will be contained in the 3 ponds located alongside the existing wetlands and environmental corridor. Submitted with this packet is the preliminary utility plan and Technical Memo for Stormwater that will be reviewed by the Village Engineer.

The current classification in the Multi-Jurisdictional Comprehensive plan is Suburban Density Residential. With our mixture of uses, we are requesting amendment to the Multi-Jurisdictional Comprehensive Plan to accommodate those uses.

The Developer will create a Homeowners Association for the management of the Ponds pursuant to a Stormwater Maintenance Agreement that shall be recorded against all the properties and stipulate what is to be maintained and how it is to be maintained on a routine as well as long term basis. That document will be forthcoming as part of the Civil Engineering phase of this project.

The Condominium portion of the site is shown as outlets on the preliminary plat. As part of the concept plan, we showed them on individual lots as an exercise in determining the acreage needed per code. Our next submittal being prepared will be the Condominium Plat which will have 16 2-unit buildings for a total of 32 condominium units. The plat will show the buildings located on Common elements. The Condominiums will create their own Association which will declare the common & limited common elements. Bose Farm Condominiums will join in on the cost and maintenance of the ponds located in the single family subdivision. Again accomplished through the Restrictive Covenants for both the single family and condominium.

As part of the Bose Farm Condominium package, the Condominium Declaration and the Village condominium checklist will be submitted. Pinnacle engineering is working on those drafts, and they shall be submitted in early March for your review.

We look forward to presentation to the Plan Commission and Village Board.
Please let me know what else you need!

Respectfully Submitted,

Nancy Washburn

Nancy Washburn
Land Development Administration, LLC
Agent for KR195, LLC
Cell: 262-818-1836

Cc: Jim Hurley – Village/Town of Somers Administrator



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, Senior Land Use Planner
APPLN DATE: 02-27-26
RPT DATE: 04-07-26
MTG DATE: 04-13-26
RE: Bose Farms Land Use Plan Amendment, Rezone & Preliminary Plat

PROJECT/SITE INFO:

1. Petitioner/Agent: Nancy Washburn, Land Development Administration, LLC
2. Property Owner: David W & Scott B Rasmussen
3. Location/Address: 1911 1ST ST
4. Tax key Number(s): 83-4-223-062-0200
5. Area: 43.24 acres
6. Existing Zoning: A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist.
7. Proposed Zoning: R-4.5 Urban Single-Family Residential Dist., R-2 Suburban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., C-2 Upland Resource Conservancy Dist.
8. Existing Land Use: Suburban-Density Residential, Primary Environmental Corridor, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9. Proposed Land Use: Medium-Density Residential, Suburban-Density Residential, Primary Environmental Corridor, Nonfarmed Wetland, Other Conservancy Land to be Preserved

PROJECT OVERVIEW:

The Petitioner is proposing to amend the land use and zoning designations on the subject parcel to allow for a proposed 41-Lot single-family residential subdivision development to be known as Bose Farms. Additionally, three of the Outlots shown on the preliminary plat (Outlots 1, 4 and 5) are intended for future development of condominium duplexes. A concept of this development was brought before the Plan Commission in December 2025

PLANNER COMMENTS:

The submitted rezoning application proposes R-4.5 zoning for most Lots of the subdivision, with the exception of Lots 10 and 11 which are proposed to be zoned R-2. These Lots are shown to meet R-2 zoning minimum standards for lot area (40,000 square feet), frontage (150 feet or at least 75 feet on a cul-de-sac or curve provided there is at least 150 feet of width at the required building setback line) and setbacks (30' from Village roads, 15' side and 25' rear). The proposed R-2 zoning for Lots 10 and 11 of the preliminary plat is consistent with the existing land use plan category of 'Suburban-Density Residential' and therefore no amendment to the land use plan is required for this area of the plat.

The majority of the Lots in the subdivision are proposed to be zoned R-4.5 and are shown to meet minimum R-4.5 zoning standards for lot area (at least 12,000 square feet) and minimum setback requirements (65' from CTH E, 30' from Village roads, 10' side and 25' rear). The proposed R-4.5 zoning for these Lots will require

approval of the petitioner's submitted application for land use plan amendment from 'Suburban-Density Residential' to 'Medium-Density Residential'.

Outlots 1, 4, and 5 at the northern end of the preliminary plat are proposed to be rezoned to R-8 Urban Two-Family Residential District, as the petitioner intends to build 2-unit condominium buildings on these Outlots with a future condominium plat. The proposed R-8 zoning for these Outlots will require approval of the petitioner's submitted application for land use plan amendment from 'Suburban-Density Residential' to 'Medium-Density Residential'.

The submitted preliminary plat dated February 24, 2026 and prepared by John P. Konopacki of Pinnacle Engineering Group, generally conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). Several items that will need to be added to and revised on the preliminary plat have been indicated in the staff recommendation below. These items, and any other items determined by the Plan Commission and Board, will need to be incorporated into a revised plat for eventual Final Plat approval.

The plat is shown to be accessed from STH 195 (1st Street) on the eastern side of the development tract via a new public road entrance ("Road A") with several other roads forming the internal subdivision street network. The connection to STH 195 falls under the jurisdiction of Wisconsin Dept. of Transportation (WisDOT) and therefore the petitioner will need to obtain any necessary permits and approvals through WisDOT.

All road rights-of-way within the development are shown to be 66' in width to conform with Village standards. The two cul-de-sacs proposed are shown to have a radius of 75'. "Road C" is shown to stub off at the eastern boundary of the plat allowing for future extension into the land to the east. Per Village code, *"temporary termination of streets intended to be extended at a later date shall be constructed with a temporary cul-de-sac in accordance with the standards set forth above or by construction of a temporary "T" 25 feet wide extending to each adjacent right-of-way."* The plat should be revised to comply with this section of Village code.

The Kenosha County Land Information Office has reviewed the street layout and indicates the streets shown on the preliminary plat shall be named as follows:

- Road A – 18th Ave.
- Road B – 1st Pl. (east-west portion) / 20th Ct. (north-south portion)
- Road C – 2nd St.
- Road D – 2nd Cir.
- Road E – 2nd Pl.

A draft copy of restrictive covenants was not submitted by the petitioner. A copy of such restrictive covenants shall be submitted for Village review prior to submittal of a final plat, to ensure that any contemplated restrictions are no less restrictive than Village of Somers ordinance regulations.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the proposed rezoning and preliminary plat, staff would recommend the following:

1. Subject to addressing and incorporating any necessary preliminary plat review comments/conditions from external entities, including but not limited to the Wisconsin Department of Administration-Plat Review, Southeastern Wisconsin Regional Planning Commission (SEWRPC), Wisconsin Department of Natural Resources (DNR), and local utility companies.
2. Subject to subdivision restrictive covenants any by-laws being submitted for review and approval by the Village of Somers prior to final plat submittal.
3. The following items shall be added to the face of the preliminary plat:
 - a. Per Section 18.20(B)(18) of the Village ordinance, add conceptual sanitary sewer, water main and storm sewer layout.
 - b. Per Section 18.27(C)(2) of the Village ordinance, add a temporary cul-de-sac or temporary "T" to the east end of "Road C".
 - c. On Lot 10, show that there is at least 150' of width at a tangent to the building setback line (as shown for Lot 11).
 - d. On Sheet 1, indicate owners of adjacent unplatted parcels 83-4-223-062-0220 and 83-4-223-062-0250.
 - e. Indicate the Ordinary High Water Mark of the unnamed stream running through the western and southern portion of the plat.
 - f. Add a note that reads: "Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution".
 - g. If applicable, identify all proposed phases of the proposed subdivision on the preliminary plat.
 - h. If applicable, locate and identify any proposed development sign easements on the preliminary plat.
4. The following items shall be revised on the face of the preliminary plat:
 - a. Change title of plat on all sheets to "Bose Farms".
 - b. On Sheet 1, remove the statement '(ALSO KNOWN AS COUNTY TRUNK "KR")'.
 - c. Revise the street names on the preliminary plat as follows:
 - Road A – 18th Ave.
 - Road B – 1st Pl. (east-west portion) / 20th Ct. (north-south portion)
 - Road C – 2nd St.
 - Road D – 2nd Cir.
 - Road E – 2nd Pl.
 - d. The floodplain boundary shown on the preliminary plat does not appear to match the boundary as indicated on FEMA's National Flood Hazard Layer (NFHL). Revise floodplain boundary to match FEMA's layer.
 - e. Revise 'shoreland zoning' line to match as shown on Kenosha County Interactive Mapping, and label as 'Shoreland Boundary'.
 - f. Revise legend item for '300' shoreland setback' to read as 'Shoreland Boundary'.
5. Subject to receiving approval for a stormwater management plan from the Village engineer.



VILLAGE OF SOMERS

Department of Planning and Development

Sept. 2021

RECEIVED

FEB 27 2026

REZONING APPLICATION

Kenosha County
Planning & Development

(a) Property Owner's Name:

David W. Rasmussen & Scott B. Rasmussen

Print Name: David W. Rasmussen

Signature:

David W. Rasmussen

Mailing Address: 2004 3rd St.

City: Kenosha

State: WI

Zip: 53140

Phone Number:

E-mail (optional):

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): - Developer

Print Name: Raymond C. Leffler

Signature:

Raymond C. Leffler

Business Name:

KR195, LLC

Mailing Address: 8338 Corporate Dr.

City: Mt. Pleasant

State: WI

Zip: 53406

Phone Number:

E-mail (optional):

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

83-4-223-062-0200

Property Address of property to be rezoned:

1911 1st St., Racine, WI 53403

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

KR195, LLC wishes to subdivide the property
to create a residential subdivision with
a variety of lot sizes & housing types.

We are proposing 41 single family lots. In addition
outlots 1, 4 & 5 on this plat will be 2-unit side by
side, for sale, condominiums. A total of 16 Bldgs

or 32 units. They will be platting in a condominium
plat. To be submitted.

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
☒ 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

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: 15 County Board Supervisor: Dave Geertsen

(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.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A CONTINUED

Commitment Number: 83597KEN (REV#1)

4. The land referred to in this commitment is situated in Kenosha County, State of Wisconsin, and is described as follows:

Parcel 1: All that certain piece or parcel of land situated in the Village of Somers, County of Kenosha, in the State of Wisconsin, more particularly described as follows, to-wit: Commencing at a point in the North line of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, Sixteen (16) chains East from the Northwest corner of said Section; thence South Twelve (12) chains and Fifty (50) links; thence East 466 feet; thence North Twelve (12) chains and Fifty (50) links to the North line of said Section Six (6); thence West along said North line to the place of beginning.

Parcel 2: That certain piece or parcel of land situated in said Village of Somers, County of Kenosha, in the State of Wisconsin, known and described as part of the Northwest Quarter (NW 1/4) of Section numbered Six (6), Township number Two (2) North of Range number Twenty-three (23) East, bounded as follows: Commencing at the Northwest corner of land heretofore conveyed by E.D. Kimball and others to Henry Bose, by deed dated January 28th, A.D. 1864 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume N of Deeds, Page 362, and running thence South on the West line of said Bose's land Seventeen (17) chains and Eighty-eight (88) links and to the Northeast corner of land bargained to Edward Neighbor on the First day of May, A.D. 1864; thence West Two (2) chains and Eighty (80) links; thence North parallel with the first mentioned line Seventeen (17) chains and Eighty-eight (88) links; thence East Two (2) chains and Eighty (80) links to the place of beginning.

Parcel 3: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin, and being a part of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, bounded as follows: Begin at a point in the North line of said Section Thirty-two (32) rods East of the Northwest corner of the same; thence East Thirty-two (32) rods; thence South Fifty (50) rods; thence West Thirty-two (32) rods; thence North Fifty (50) rods to the beginning.

Parcel 4: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin; commencing on the East line of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, at a point Seventeen (17) chains and Fifty-six (56) links North of the Southeast corner thereof, thence West on a line parallel with the North line of said Quarter Section, Fifteen (15) chains to a point which is the initial point of beginning of this description; running from said point North parallel with the East line of said Quarter Section Ten (10) chains; thence West parallel with the North line of said Quarter Section Eleven (11) chains and Twenty-two (22) links; thence South Twenty-five (25) chains and Seventeen (17) links to the North line of said land heretofore conveyed by Edward D. Kimball and others to William Bose, and Six (6) chains and Fifteen (15) links West of the Northeast corner of said Bose's land; thence East parallel with the South line of said Quarter Section Five (5) chains and Sixty-eight (68) links to the land conveyed by Edward D. Kimball and others to one Rudolph E. Hensche; thence North on West line of said Hensche's land Fifteen (15) chains and Three (3) links to the Northwest corner of said Hensche's land; thence East parallel to North line of said Quarter Section and along the North line of Rudolph E. and Ernest C. Hensche's land, to place of beginning.

Parcel 5: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of said Section Six (6), 1,269.75 feet; thence North 88°44'27" East, 721.74 feet to the point of beginning; thence continue North 88°44'27" East 50.00 feet; thence South 1°16'27" East, 354.90 feet; thence South 88°44'27" West, 50.00 feet; thence North 1°16'27" West, 354.90 feet to the point of beginning. Said land being in the Village of Somers, Kenosha County, Wisconsin.

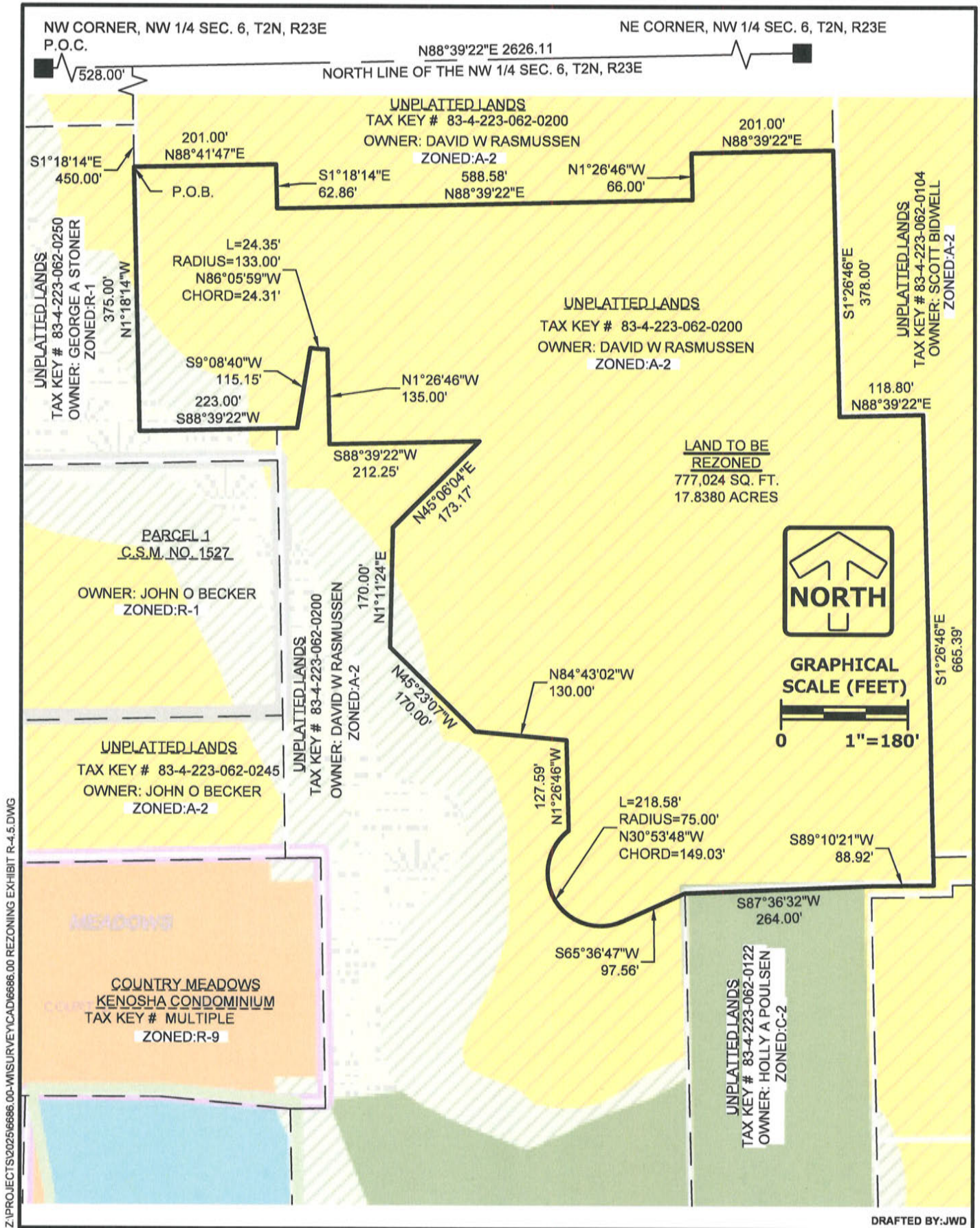
Parcel 6: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet; thence South 39°46'43" East 303.89 feet to the point of beginning; thence continue South 39°46'43" East 303.95 feet; thence South 89°18'32" West 189.63 feet; thence North 1°10'50" West 235.93 feet to the point of beginning.

Parcel 7: Plus a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section Six (6), thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet to the point of beginning; thence North 87°31'50" East 189.63 feet; thence South 1°10'50" East, 241.77 feet; thence North 39°46'43" West, 303.89 feet to the point of beginning. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin.

Tax Parcel Number: 83-4-223-062-0200

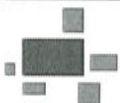
FOR REFERENCE PURPOSES ONLY:

Address:
1911 1ST STREET



Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT R-4.5.DWG

DRAFTED BY: JWD



REZONING EXHIBIT R-4.5 **PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 1 OF 2

02/26/2026

PLAN | DESIGN | DELIVER

PEG JOB#6686.00

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 450.00 feet to the Point of Beginning:

Thence North 88°41'47" East, 201.00 feet; thence South 1°18'14" East, 62.86 feet; thence North 88°39'22" East, 588.58 feet; thence North 1°26'46" West, 66.00 feet; thence North 88°39'22" East, 201.00 feet; thence South 1°26'46" East, 378.00 feet; thence North 88°39'22" East, 118.80 feet; thence South 1°26'46" East, 665.39 feet; thence South 89°10'21" West, 88.92 feet; thence South 87°36'32" West, 264.00 feet; thence South 65°36'47" West, 97.56 feet to a curve to the right; thence northwesterly 218.58 feet along the arc of said curve to the right, whose radius is 75.00 feet, and whose chord bears North 30°53' 48" West, 149.03 feet; thence North 1°26'46" West, 127.59 feet; thence North 84°43'02" West, 130.00 feet; thence North 45°23'07" West, 170.00 feet; thence North 1°11'24" East, 170.00 feet; thence North 45°06'04" East, 173.17 feet; thence South 88°39'22" West, 212.25 feet; thence North 1°26'46" West, 135.00 feet to a point on a curve to the right; thence Northwesterly 24.35 feet along the arc of said curve to the right, whose radius is 133.00 feet, whose chord bears North 86°05'59" West 24.31 feet; thence South 9°08'40" West, 115.15 feet; thence South 88°39'22" West, 223.00 feet; thence North 1°18'14" West, 375.00 feet to the Point of Beginning.

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REZONING EXHIBIT R-4.5

SHEET 2 OF 2

02/26/2026

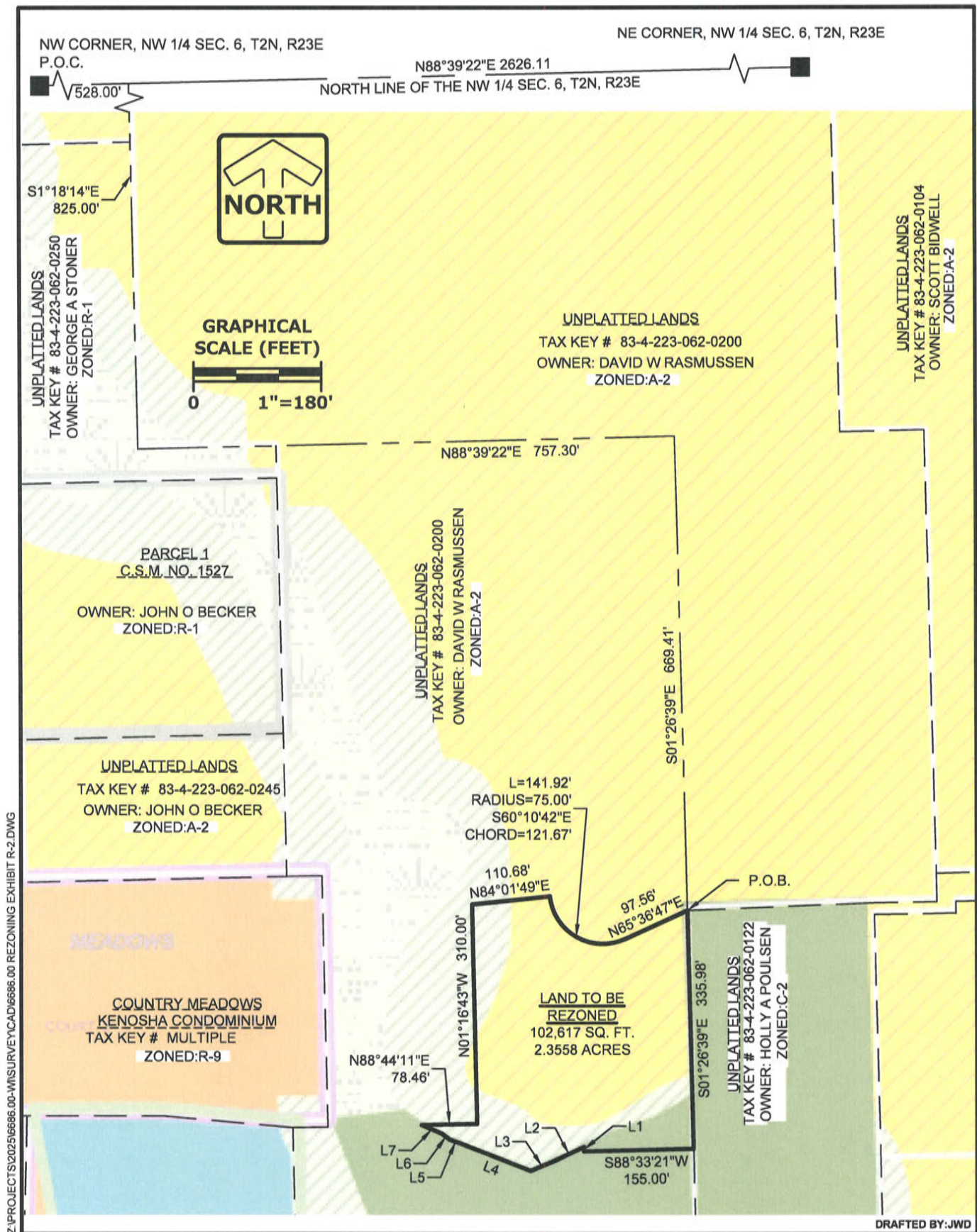
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REZONING EXHIBIT R-2

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SHEET 1 OF 2

02/26/2026

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LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet; thence North 88°39'22" East, 757.30 feet; thence South 01°26'39" East, 669.41 to the Point of Beginning:

Thence South 01°26'39" East, 335.98 feet; thence South 88°33'21" West, 155.00 feet; thence North 01°26'39" West, 6.27 feet; thence South 65°18'10" West, 47.50 feet; thence South 67°17'40" West, 35.12 feet; thence North 68°48'54" West, 104.90 feet; thence North 70°43'40" West, 17.64 feet; thence North 54°01'27" West, 13.34 feet; thence North 66°31'11" West 31.14 feet; thence North 88°44'11" East, 78.46 feet; thence North 01°16'43" West, 310.00 feet; thence North 84°01'49" East, 110.68 feet to a point on a curve to the left; thence southeasterly 141.92 feet along the arc of said curve to the left, whose radius is 75.00 feet, and whose chord bears South 60°10'42" East, 121.67 feet; thence North 65°36'47" East, 97.56 feet to the Point of Beginning.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N01°26'39"W	6.27'
L2	S65°18'10"W	47.50'
L3	S67°17'40"W	35.12'
L4	N68°48'54"W	104.90'
L5	N70°43'40"W	17.64'
L6	N54°01'27"W	13.34'
L7	N66°31'11"W	31.14'

DRAFTED BY:JWD

REZONING EXHIBIT R-2

SHEET 1 OF 2

02/26/2026

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NW CORNER, NW 1/4 SEC. 6, T2N, R23E
(FOUND CONC. MON. W/ BRASS CAP) P.O.C.

NE CORNER, NW 1/4 SEC. 6, T2N, R23E
(FOUND CONC. MON. W/ BRASS CAP)

N88°39'22"E 2626.11

NORTH LINE OF THE NW 1/4 SEC. 6, T2N, R23E

528.00'

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0250
OWNER: GEORGE A STONER
ZONED: R-1

S01°18'14"E 825.00'

N9°08'40"E 115.15'

N88°39'22"E 28.96'

P.O.B.

N88°39'22"E 194.04'

L=24.35'
RADIUS=133.00'
S86°05'59"E
CHORD=24.31'

S1°26'46"E 135.00'

212.25'
N88°39'22"E



GRAPHICAL
SCALE (FEET)

0 1"=150'

LAND TO BE
REZONED
232,682 SQ. FT.
5.3416 ACRES

PARCEL 1
C.S.M. NO. 1527
OWNER: JOHN O BECKER
ZONED: R-1

608.29'
N1°18'14"W

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

UNPLATTED LANDS

TAX KEY # 83-4-223-062-0200
OWNER: DAVID W RASMUSSEN
ZONED: A-2

S1°11'24"W 170.00'

S45°06'04"W 173.17'

S45°23'07"E 170.00'

130.00'
S84°43'02"E

UNPLATTED LANDS
TAX KEY # 83-4-223-062-0245
OWNER: JOHN O BECKER
ZONED: A-2

L=76.66'
RADIUS=75.00'
S23°18'44"W
CHORD=73.37'

S1°26'46"E 127.59'

S88°44'11"W 49.70'

COUNTRY MEADOWS
KENOSHA CONDOMINIUM
TAX KEY # MULTIPLE
ZONED: R-9

354.90'
N1°16'43"W

S84°01'49"W 110.68'

S1°16'43"E 310.00'

S88°44'11"W 211.00'

DRAFTED BY: JWD

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REZONING EXHIBIT C-1

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 1 OF 2

02/26/2026

PLAN | DESIGN | DELIVER

PEG JOB#6686.00

LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet to the Point of Beginning:

Thence North 88°39'22" East, 28.96 feet; thence North 9°08'40" East, 115.15 feet to a point on a curve to the left; thence southeasterly 24.35 feet along the arc of said curve to the left, whose radius is 133.00 feet, and whose chord bears South 86°05'59" East, 24.31 feet; thence South 1°26'46" East, 135.00 feet; thence North 88°39'22" East, 212.25 feet; thence South 45°06'04" West, 173.17 feet; thence South 1°11'24" West, 170.00 feet; thence South 45°23'07" East, 170.00 feet; thence South 84°43'02" East, 130.00 feet; thence South 1°26'46" East, 127.59 feet to a point on a curve to the left; thence southwesterly 76.66 feet along the arc of said curve to the left, whose radius is 75.00 feet and whose chord bears South 23°18'44" West, 73.37 feet; thence South 84°01'49" West, 110.68 feet; thence South 1°16'43" East, 310.00 feet; thence South 88°44'11" West, 211.00 feet; thence North 1°16'43" West, 354.90 feet; thence South 88°44'11" West, 49.70 feet; thence North 1°18'14" West, 608.29 feet to the Point of Beginning.

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DRAFTED BY:JWD



REZONING EXHIBIT C-1

PINNACLE ENGINEERING GROUP

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21/98

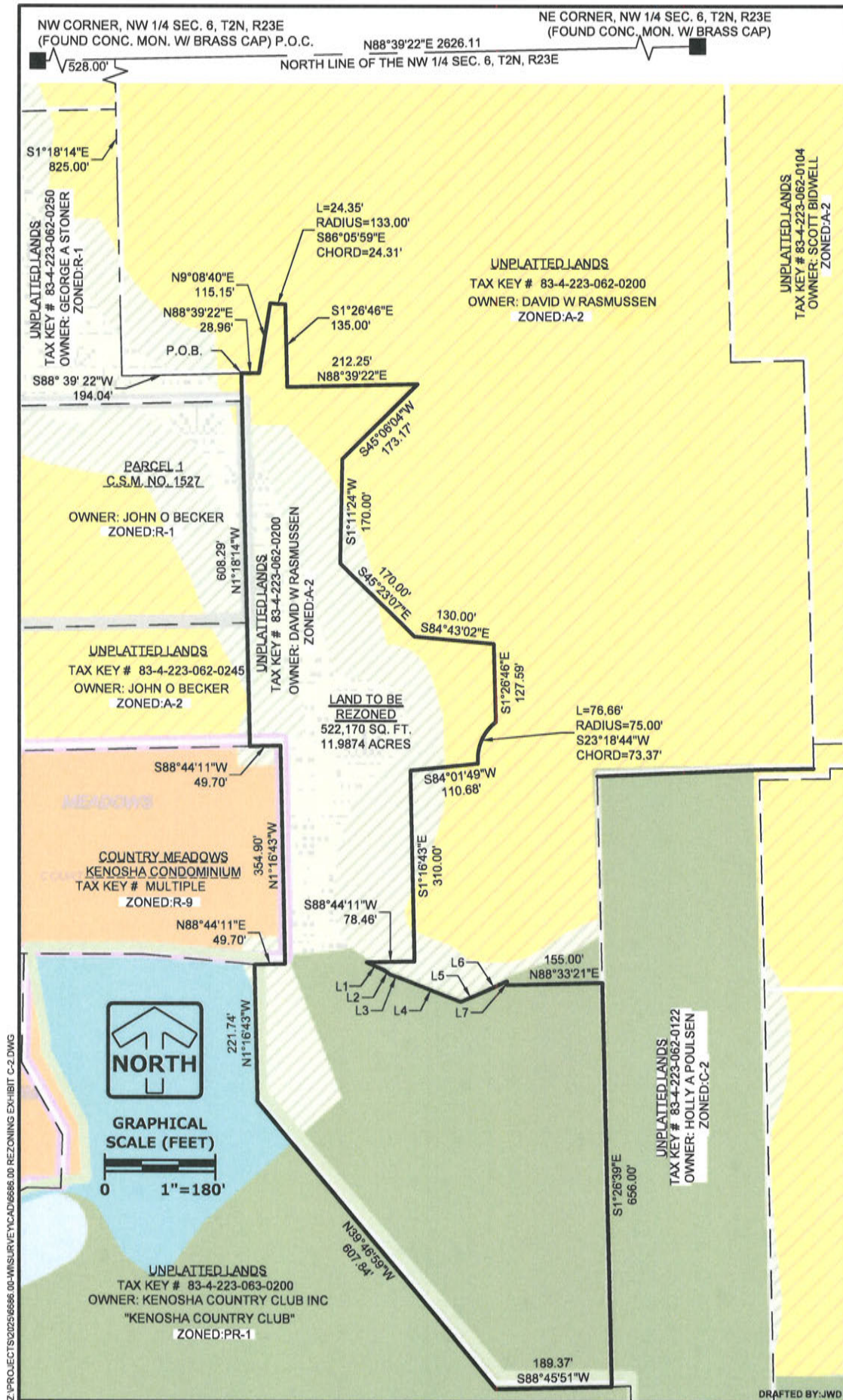
SHEET 1 OF 2

02/26/2026

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LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 825.00 feet; thence North 88°39'22" East, 194.04 feet to the Point of Beginning:

Thence North 88°39'22" East, 28.96 feet; thence North 9°08'40" East, 115.15 feet to a point on a curve to the left; thence southeasterly 24.35 feet along the arc of said curve to the left, whose radius is 133.00 feet, and whose chord bears South 86°05'59" East, 24.31 feet; thence South 1°26'46" East, 135.00 feet; thence North 88°39'22" East, 212.25 feet; thence South 45°06'04" West, 173.17 feet; thence South 1°11'24" West, 170.00 feet; thence South 45°23'07" East, 170.00 feet; thence South 84°43'02" East, 130.00 feet; thence South 1°26'46" East, 127.59 feet to a point on a curve to the left; thence southwesterly 76.66 feet along the arc of said curve to the left, whose radius is 75.00 feet and whose chord bears South 23°18'44" West, 73.37 feet; thence South 84°01'49" West, 110.68 feet; thence South 1°16'43" East, 310.00 feet; thence South 88°44'11" West, 78.46 feet; thence South 66°31'11" East, 31.14 feet; thence South 54°01'27" East, 13.34 feet; thence South 70°43'40" East, 17.64 feet; thence South 68°48'54" East, 104.90 feet; thence North 67°17'40" East, 35.12 feet; thence North 65°18'10" East, 47.50 feet; thence South 01°36'39" East, 6.27 feet; thence North 88°33'21" East, 155.00 feet; thence South 1°26'39" East, 656.00 feet; thence South 88°45'51" West, 189.37 feet; thence North 39°46'59" West, 607.84 feet; thence North 1°16'43" West, 221.74 feet; thence North 88°44'11" East, 49.70 feet; thence North 1°16'43" West, 354.90 feet; thence South 88°44'11" West, 49.70 feet; thence North 1°18'14" West, 608.29 feet to the Point of Beginning.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66°31'11"E	31.14'
L2	S54°01'27"E	13.34'
L3	S70°43'40"E	17.64'
L4	S68°48'54"E	104.90'
L5	N67°17'40"E	35.12'
L6	N65°18'10"E	47.50'
L7	S01°26'39"E	6.27'

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DRAFTED BY: JWD



REZONING EXHIBIT C-2
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 2 OF 2

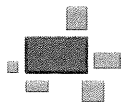
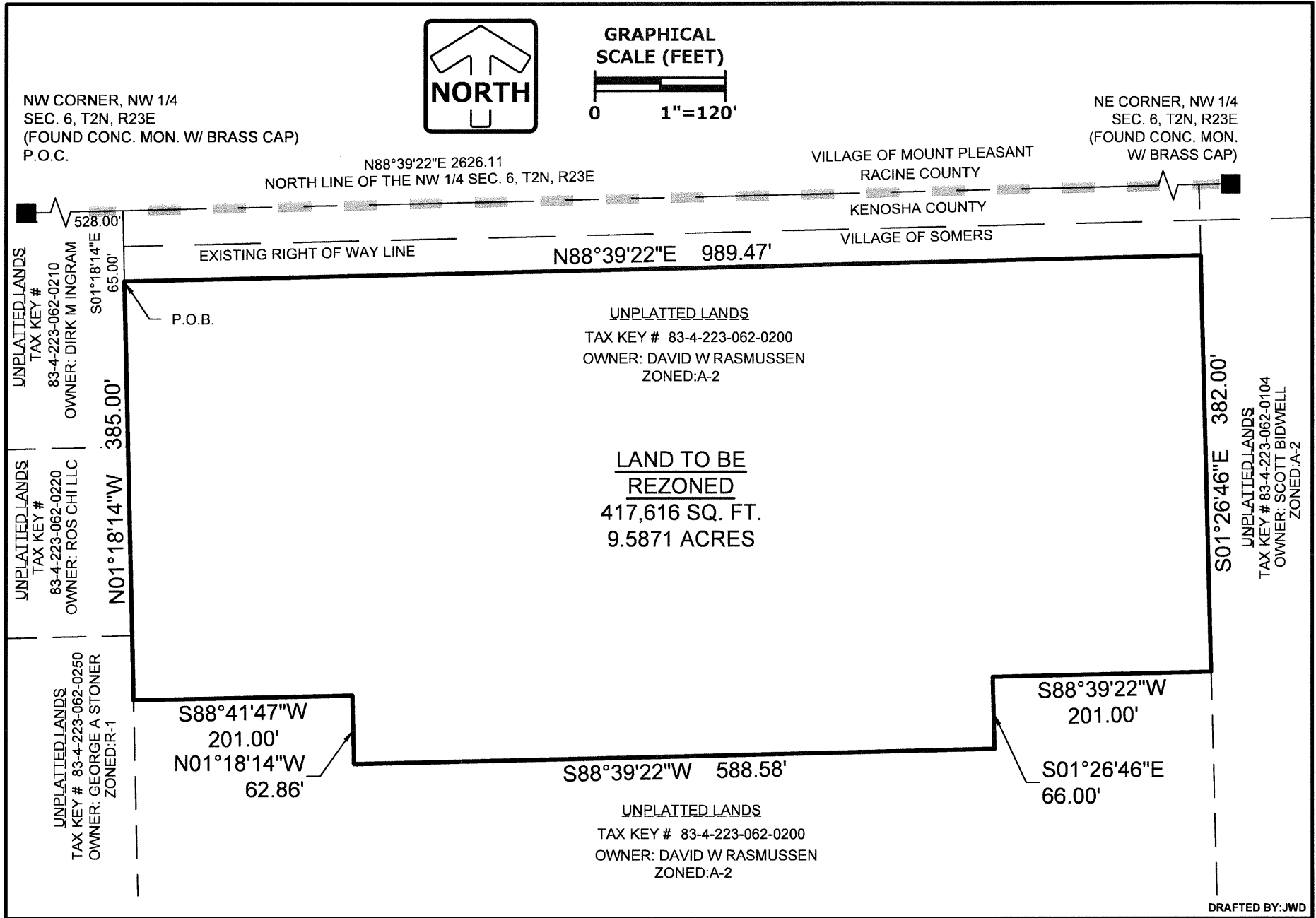
02/26/2026

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REZONING EXHIBIT R-8

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 1 OF 2

02/28/2026

PLAN | DESIGN | DELIVER

PEG JOB #6686.00

24/98

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LEGAL DESCRIPTION OF LAND TO BE REZONED:

Being part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin described as follows:

Commencing at the Northwest corner of said Northwest 1/4, thence North 88°39'22" East along the north line of said section, 528.00 feet; thence South 01°18'14" East, 65.00 feet to the Point of Beginning:

Thence North 88°39'22" East 989.47 feet; thence South 01°26'46" East, 382.00 feet; thence South 88°39'22" West, 201.00 feet; thence South 01°26'46" East, 66.00 feet; thence South 88°39'22" West, 588.58 feet; thence North 01°18'14" West, 62.86 feet; thence South 88°41'47" West, 201.00 feet; thence North 01°18'14" West, 385.00 feet to the Point of Beginning.

DRAFTED BY: JWD

REZONING EXHIBIT R-8

SHEET 2 OF 2

02/28/2026

PINNACLE ENGINEERING GROUP

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20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

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PEGJOB#6686.00



May 2015

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

David Rasmussen

x 
Signature

Mailing Address:

2004 3rd Street

City: Mt. Pleasant

State: WI

Zip: 53140

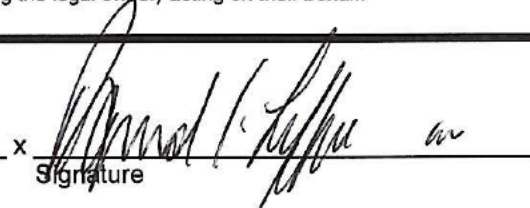
Phone Number: 

E-mail (optional): 

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

KR195, LLC

x 
Signature

Mailing Address:

c/o Newport Development, 8338 Corporate Dr

City: Mt. Pleasant

State: WI

Zip: 53406

Phone Number: 

E-mail (optional): 

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

The existing land category is Suburban Residential

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035"):

The proposed change is to medium density residential

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

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

The Developer intends to create a residential subdivision. The property is approximately 43 acres currently consisting of farmland, environmental corridors and a home & outbuilding.

The Developer intends to create 39 single family lots to be zoned R4.5 and 2 large lot single family lots to be zoned R-2. The northern section will create 16 2 unit fee simple attached condominiums for a total of 32 units created by Condominium Plat and Declaration to be managed by a Condominium Homeowners Association.

The environmental areas will be in outlots and 2 lots and be protected by restrictions against disturbance or future development.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

This Amendment is consistent with the goals and objectives as the current plan calls for residential land uses.

The use of the 2 housing types in our amendment is relevant to today's housing market as the cost of utility installation as well as home construction have made larger lots not financially feasible to bring to the market.

This Amendment protects, as the plan suggests, the environmental features of the land while bringing multiple housing types to the community.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

The current uses of surrounding properties are:

Suburban Residential

Park and Recreation: Kenosha Country Club and Golf Course -

Transportation - Communications and Utility

High Density - Condos

Agricultural - Farmland to the east of this property

Secondary Environmental Corridor

The land uses proposed with this development are similar to the existing homes in the area and compliment the surrounding recreational use. The lots we are creating are spacious with wide frontage for attractive street presence while protecting the existing environmental features. The 2 unit fee simple condominiums are a very desirable housing type. Based on current demand, experience with similar projects, and downsizing of the baby boomer population. The current plan calls for large residential lot sizes that are not feasible to bring to the market due to the rise in utility and infrastructure costs. At the same time, creating properties that will be substantial in value.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

The proposed amendment will not have any detrimental effect on the environmental areas.

The outlots shown on the Preliminary plat will contain stormwater management and protection of the wetlands, environmental corridors, both upland and lowland conservancy areas. These are not to be disturbed, are located on the edge of the property and have no roadways or new utilities passing through them.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

Kenosha County continues to have a tremendous need for single family and fee simple, private ownership condominiums as outlined by KABA, SEWRPC, and a variety of housing studies. Our population and area continue to grow as large commercial and industrial developments grow, particularly in the I94 corridor. Those studies show that Baby Boomers are starting to downsize, but wish to stay in fairly close proximity to their families. This type of development allows for families to stay in the same neighborhood.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

The Developer will be building and paying for the new public roadways for the development. The property is served by 2 sewer utilities. Sewer is available from the Mount Pleasant Sewer Utility and the Village of Somers Sewer Utility.

Water is currently located on 22nd Ave. the Developer is aware and will be paying for its extension into the site.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

With multiple sewer and water service options, we are confident that all can handle the flows anticipated by this development.

The site will be served by WE ENergies for gas and electric. Spectrum, ATT and any number of other internet and phone providers currently serve the immediate area.

We are not aware of any other planned facilities or need for other services.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

Tax Key 83-4-223-062-0200

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

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

Request for Land Use Plan Map Amendment (payable to "Kenosha County")\$1,435.00

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 th Street, Suite 185-3	
Bristol, Wisconsin 53104	
Division of County Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways	857-1870
Administration Building	
Division of Land Information.....	653-2622
Village of Somers	859-2822
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

ATTACH TO-SCALE MAP OF
PROPERTY SHOWING
EXISTING COMP. PLAN MAP
CLASSIFICATIONS HERE

**ATTACH TO-SCALE MAP OF
PROPERTY SHOWING
PROPOSED COMP. PLAN
MAP CLASSIFICATIONS
HERE**



May 2015

VILLAGE OF SOMERS

Department of Planning & Development

RECEIVED

FEB 27 2026

Kenosha County
Planning & Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☐ Certified Survey Map
☒ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☐ Property Owner ☒ Subdivider ☐ Other _____

Applicant Name: KR195, LLC Date 2/27/2026

Mailing Address: 8338 Corporate Dr, #300 Phone # [REDACTED]

Mt. Pleasant, WI 53406 Phone # _____

Tax Parcel Number(s): 83-4-223-062-0200

_____ Acreage of Project: 43.2447 acres

Location of Property (including legal description):

This parcel is located @ 1911 1st St, east of
22nd Ave + west of 13th Street.

legal description - see attached

Subdivision/Development Name (if applicable): Bose Farms

Existing Zoning: A-2 + C-2 Proposed Zoning: R-2, R4.5, R-8 + C1 + C2

Village Land Use Plan District Designation(s) (if applicable):

Present residential + conservation

Proposed residential + conservation

Present Use(s) of Property: residence + Agricultural use

Proposed Use(s) of Property: single family

The subdivision abuts or adjoins a state trunk highway.....Yes (X) No ()

The subdivision will be served by public sewerYes (X) No ()

The subdivision abuts a county trunk highwayYes () No (X)

The subdivision contains shoreland/floodplain areasYes (X) No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes () No (X)

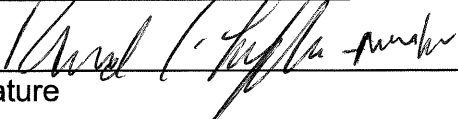
*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 2-26-26
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

ICR 195  2-26-2026
Applicant's Signature Date

Same
Developer's Signature Date

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A CONTINUED

Commitment Number: 83597KEN (REV#1)

4. The land referred to in this commitment is situated in Kenosha County, State of Wisconsin, and is described as follows:

Parcel 1: All that certain piece or parcel of land situated in the Village of Somers, County of Kenosha, in the State of Wisconsin, more particularly described as follows, to-wit: Commencing at a point in the North line of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, Sixteen (16) chains East from the Northwest corner of said Section; thence South Twelve (12) chains and Fifty (50) links; thence East 466 feet; thence North Twelve (12) chains and Fifty (50) links to the North line of said Section Six (6); thence West along said North line to the place of beginning.

Parcel 2: That certain piece or parcel of land situated in said Village of Somers, County of Kenosha, in the State of Wisconsin, known and described as part of the Northwest Quarter (NW 1/4) of Section numbered Six (6), Township number Two (2) North of Range number Twenty-three (23) East, bounded as follows: Commencing at the Northwest corner of land heretofore conveyed by E.D. Kimball and others to Henry Bose, by deed dated January 28th, A.D. 1864 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume N of Deeds, Page 362, and running thence South on the West line of said Bose's land Seventeen (17) chains and Eighty-eight (88) links and to the Northeast corner of land bargained to Edward Neighbor on the First day of May, A.D. 1864; thence West Two (2) chains and Eighty (80) links; thence North parallel with the first mentioned line Seventeen (17) chains and Eighty-eight (88) links; thence East Two (2) chains and Eighty (80) links to the place of beginning.

Parcel 3: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin, and being a part of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, bounded as follows: Begin at a point in the North line of said Section Thirty-two (32) rods East of the Northwest corner of the same; thence East Thirty-two (32) rods; thence South Fifty (50) rods; thence West Thirty-two (32) rods; thence North Fifty (50) rods to the beginning.

Parcel 4: The following described piece or parcel of land situated in the Village of Somers, County of Kenosha, State of Wisconsin; commencing on the East line of the Northwest Quarter (NW 1/4) of Section Six (6), Town Two (2) North of Range Twenty-three (23) East, at a point Seventeen (17) chains and Fifty-six (56) links North of the Southeast corner thereof, thence West on a line parallel with the North line of said Quarter Section, Fifteen (15) chains to a point which is the initial point of beginning of this description; running from said point North parallel with the East line of said Quarter Section Ten (10) chains; thence West parallel with the North line of said Quarter Section Eleven (11) chains and Twenty-two (22) links; thence South Twenty-five (25) chains and Seventeen (17) links to the North line of said land heretofore conveyed by Edward D. Kimball and others to William Bose, and Six (6) chains and Fifteen (15) links West of the Northeast corner of said Bose's land; thence East parallel with the South line of said Quarter Section Five (5) chains and Sixty-eight (68) links to the land conveyed by Edward D. Kimball and others to one Rudolph E. Hensche; thence North on West line of said Hensche's land Fifteen (15) chains and Three (3) links to the Northwest corner of said Hensche's land; thence East parallel to North line of said Quarter Section and along the North line of Rudolph E. and Ernest C. Hensche's land, to place of beginning.

Parcel 5: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of said Section Six (6), 1,269.75 feet; thence North 88°44'27" East, 721.74 feet to the point of beginning; thence continue North 88°44'27" East 50.00 feet; thence South 1°16'27" East, 354.90 feet; thence South 88°44'27" West, 50.00 feet; thence North 1°16'27" West, 354.90 feet to the point of beginning. Said land being in the Village of Somers, Kenosha County, Wisconsin.

Parcel 6: Less a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha County, Wisconsin, described as follows: Commence at the West Quarter (1/4) corner of said Section Six (6); thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet; thence South 39°46'63" East 303.89 feet to the point of beginning; thence continue South 39°46'43" East 303.95 feet; thence South 89°18'32" West 189.63 feet; thence North 1°10'50" West 235.93 feet to the point of beginning.

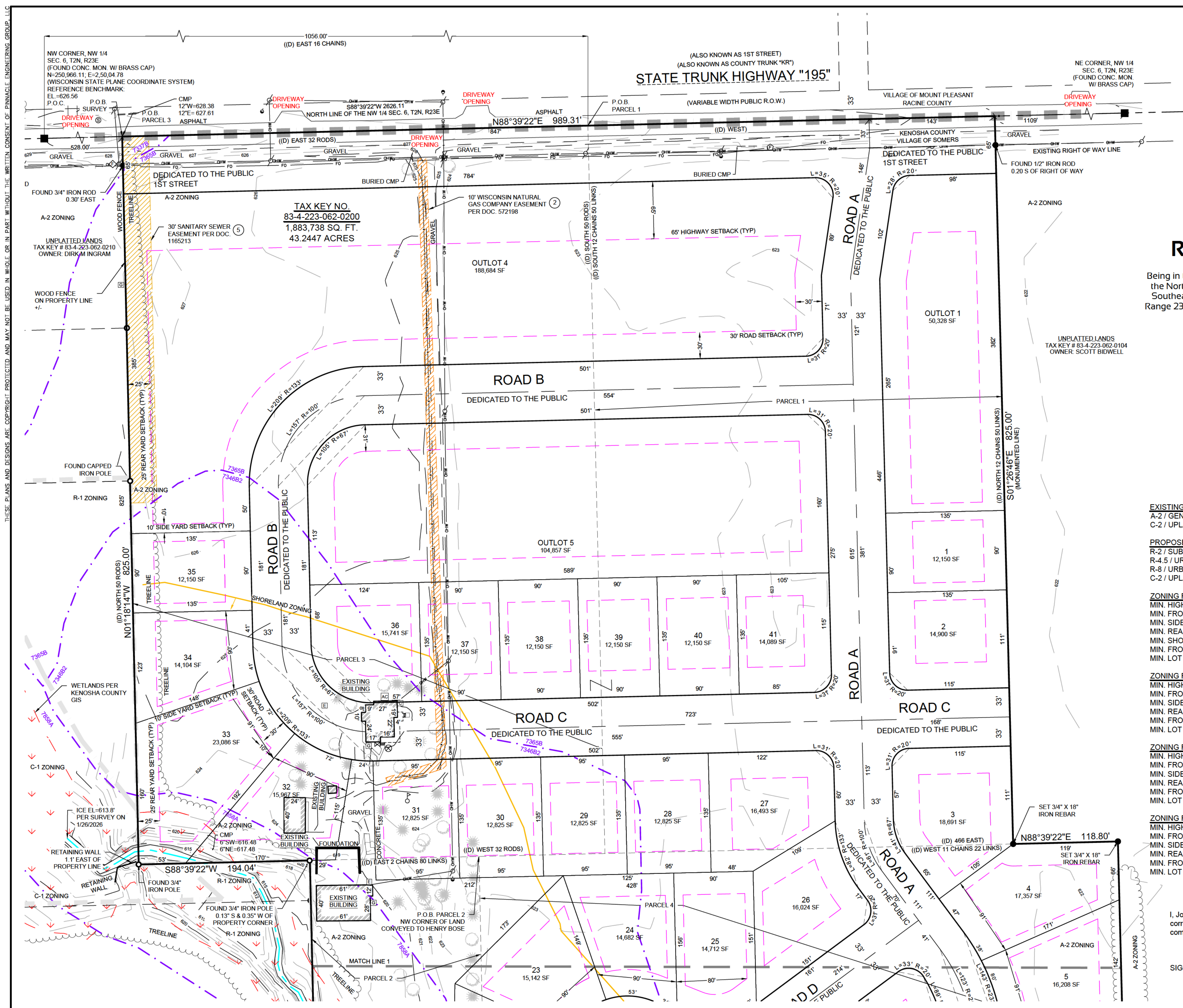
Parcel 7: Plus a parcel of land located in the Northwest Quarter (1/4) of Section Six (6), Town Two (2) North, Range Twenty-three (23) East, Kenosha, Wisconsin, described as follows: Commence at the West 1/4 corner of said Section Six (6), thence North 1°17'58" West along the West line of Section Six (6), 1,269.75 feet; thence North 88°44'27" East 721.74 feet; thence South 1°16'27" East 576.64 feet to the point of beginning; thence North 87°31'50" East 189.63 feet; thence South 1°10'50" East, 241.77 feet; thence North 39°46'43" West, 303.89 feet to the point of beginning. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin.

Tax Parcel Number: 83-4-223-062-0200

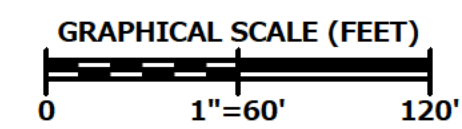
FOR REFERENCE PURPOSES ONLY:

Address:
1911 1ST STREET

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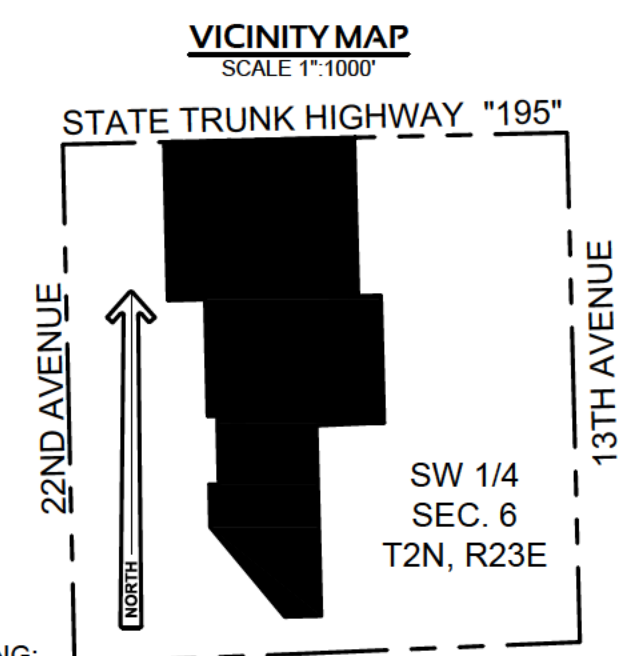


Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East which has a bearing of N88°39'22"E.



PRELIMINARY PLAT OF RASMUSSEN ESTATES

Being in the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 2 North Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.



- EXISTING ZONING:**
A-2 / GENERAL AGRICULTURAL DISTRICT
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT
- PROPOSED ZONING:**
R-2 / SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOT 10 & 11)
R-4.5 / URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOTS 1-9, & 12-41)
R-8 / URBAN TWO-FAMILY RESIDENTIAL DISTRICT (OUTLOT 1, 4, & 5)
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT
- ZONING REQUIREMENTS FOR R-2:**
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 15 FEET
MIN. REAR YARD - 25 FEET
MIN. SHORE YARD - 75 FEET
MIN. FRONTAGE - 150 FEET
MIN. LOT AREA - 40,000 SQUARE FEET
- ZONING REQUIREMENTS FOR R-4.5:**
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE - 90 FEET
MIN. LOT AREA - 12,000 SQUARE FEET
- ZONING REQUIREMENTS FOR R-8:**
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE - 100 FEET
MIN. LOT AREA - 20,000 SQUARE FEET
- ZONING REQUIREMENTS FOR C-2:**
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 40 FEET
MIN. SIDE YARD - 25 FEET
MIN. REAR YARD - 50 FEET
MIN. FRONTAGE - 300 FEET
MIN. LOT AREA - 5 ACRES
- PREPARED FOR:**
KRI95, LLC
8338 CORPORATE DRIVE #300
MOUNT PLEASANT, WI 53406
- Prepared by:**
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
- REVIEWING AGENCIES:**
- Village of Somers
- Department of Administration



FEBRUARY 24, 2026
I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED **JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461**

PINNACLE ENGINEERING GROUP
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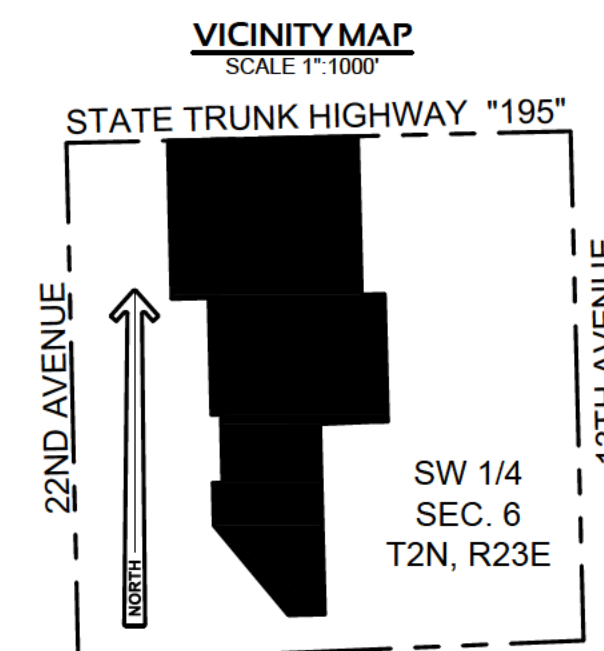
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(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

RASMUSSEN ESTATES VILLAGE OF SOMERS		PRELIMINARY PLAT	REVISIONS 1 REVIEW COMMENTS 2/25/2026	6686.00 REG JOB No. AK REG PM DATE 02-24-2026 SCALE 1" = 60' DRAFTED BY: SEM	SHEET 1 OF 3 COPYRIGHT 2026
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Being in the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 2 North Range 23 East, in the Village of Somers, Kenosha County, Wisconsin



	STORM MANHOLE		FIBER OPTIC MARKER		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT		CABLE TV RISER/BOX CABLE		MAG NAIL
	WATER VALVE		TV MANHOLE/VAULT		SECTION MONUMENT
	DOWN SPOUT		GAS VALVE		BENCH MARK
	SPRINKLER VALVE		GAS METER		CONIFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW	CL.	=CENTERLINE
	LIGHT POLE		DUMPSTER	CONC.	=CONCRETE
	TRAFFIC SIGNAL POLE		HANDICAP STALL	EL.	=ELEVATION
	UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING
	GUY WIRE			INV.	=INVERT
	SANITARY SEWER			MON.	=MONUMENT
	STORM SEWER			P.O.B.	=POINT OF BEGINNING
	WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT
	FIBER OPTIC LINE			R.O.W.	=RIGHT OF WAY
	TELEPHONE LINE			SEC.	=SECTION
	ELECTRIC LINE			SQ. FT.	=SQUARE FEET
	OVERHEAD WIRES			W/	=WITH
	CABLE TELEVISION			(R)	=RECORDED AS
	GAS MAIN			(D)	=DEEDED AS
	WETLANDS				
	TREE LINE				
	NO ACCESS				
	SOIL BOUNDARY PER USDA WEB SOIL VIEWER				
	ZONING BOUNDARY				
	EDGE OF WATER PER SURVEY ON 1/26/2026				
	300' SHORELAND SETBACK				
	PRIMAry ENVIRONMENTAL CORRIDOR PER KENOSHA COUNTY GIS				

EXISTING ZONING:
A-2 / GENERAL AGRICULTURAL DISTRICT
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

PROPOSED ZONING:
R-2 / SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOT 10 & 11)
R-4.5 / URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOTS 1-9, & 12-41)
R-8 / URBAN TWO-FAMILY RESIDENTIAL DISTRICT (OUTLOT 1, 4, & 5)
C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

ZONING REQUIREMENTS FOR R-2:
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MIN. FRONT SETBACK - 30 FEET
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MIN. REAR YARD - 25 FEET
MIN. SHORE YARD - 75 FEET
MIN. FRONTAGE - 150 FEET
MIN. LOT AREA - 40,000 SQUARE FEET

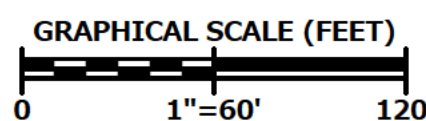
ZONING REQUIREMENTS FOR R-4.5:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE - 90 FEET
MIN. LOT AREA - 12,000 SQUARE FEET

ZONING REQUIREMENTS FOR R-8:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 30 FEET
MIN. SIDE YARD - 10 FEET
MIN. REAR YARD - 25 FEET
MIN. FRONTAGE- 100 FEET
MIN. LOT AREA - 20,000 SQUARE FEET

ZONING REQUIREMENTS FOR C-2:
MIN. HIGHWAY SETBACK - 65 FEET
MIN. FRONT SETBACK - 40 FEET
MIN. SIDE YARD - 25 FEET
MIN. REAR YARD - 50 FEET
MIN. FRONTAGE- 300 FEET
MIN. LOT AREA - 5 ACRES



Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1983/2011).
Bearings referenced to the north line of the Northwest
1/4 of Section 6, Township 2 North, Range 23 East
which has a bearing of N88°39'22"E



UNPLATTED LANDS
TAX KEY # 83-4-223-063-0200
OWNER: KENOSHA COUNTRY CLUB INC

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(800) 774-3333

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CHICAGO | MILWAUKEE : NATIONWIDE

VILLAGE OF SOMERS

PRELIMINARY PLAT

REVISIONS	
1	REVIEW COMMENTS
	2/25/2026

REG JOB No.	6686.00
REG PM	AK
DATE	02-24-2026
SCALE	1" = 60'

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PRELIMINARY PLAT

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SITE DATA TABLE

SITE DATA

- NUMBER OF CONDO BUILDINGS: 16 (32 UNITS)

- NUMBER OF LOTS: 41 LOTS

- LENGTH OF ROADWAY: 3,945 LF

ZONING:

CONDO (OUTLOT 1, 4 & 5): R-8 ZONING

- MIN HIGHWAY SETBACK: 65 FEET

- MIN FRONT SETBACK: 30 FEET

- MIN SIDE YARD: 10 FEET

- MIN REAR YARD: 25 FEET

- MIN LOT FRONTAGE: 100 FEET

- MIN LOT AREA: 20,000 SQ FT

SINGLE FAMILY (LOTS 1-41)

- MIN HIGHWAY SETBACK: 65 FEET

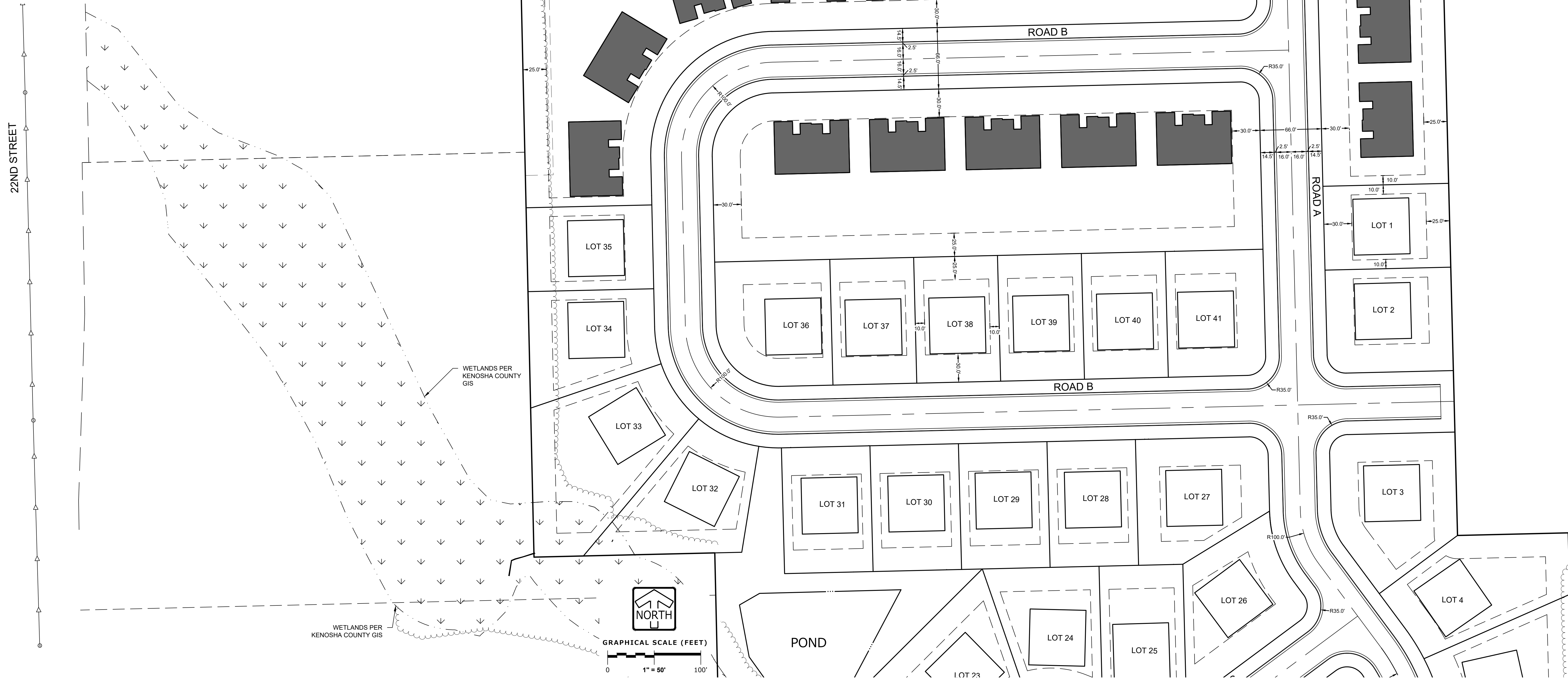
- MIN FRONT SETBACK: 30 FEET

- MIN SIDE YARD: 15 FEET

- MIN REAR YARD: 25 FEET

- MIN LOT FRONTAGE: 150 FEET

- MIN LOT AREA: 40,000 SQ FT



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WISCONSIN OFFICE:

20725 WATERTOWN ROAD, SUITE 100

BROOKFIELD, WI 53186

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

RASMUSSEN ESTATES

SOMERS, WISCONSIN

SITE PLAN- NORTH

REVISIONS	

REG JOB No. 6686.00

REG PM AEK

PLAN DATE 02/27/26

SCALE 1" = 50'

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OF

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Z:\PROJECTS\2025\6686.00-WI\CAD\SHEETS\PRELIM\SITE PLAN.DWG

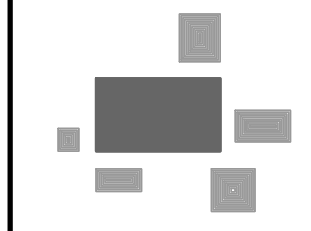
42/98

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SITE PLAN- NORTH



SITE DATA TABLE	
SITE DATA	- NUMBER OF CONDO BUILDINGS: 16 (32 UNITS)
	- NUMBER OF LOTS: 41 LOTS
	- LENGTH OF ROADWAY: 3,945 LF
ZONING: CONDO (OUTLOT 1, 4 & 5): R-8 ZONING	- MIN HIGHWAY SETBACK: 65 FEET
	- MIN FRONT SETBACK: 30 FEET
	- MIN SIDE YARD: 10 FEET
	- MIN REAR YARD: 25 FEET
	- MIN LOT FRONTAGE: 100 FEET
	- MIN LOT AREA: 20,000 SQ FT
SINGLE FAMILY (LOTS 1-41)	- MIN HIGHWAY SETBACK: 65 FEET
	- MIN FRONT SETBACK: 30 FEET
	- MIN SIDE YARD: 15 FEET
	- MIN REAR YARD: 25 FEET
	- MIN LOT FRONTAGE: 150 FEET
	- MIN LOT AREA: 40,000 SQ FT



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RASMUSSEN ESTATES

SOMERS, WISCONSIN

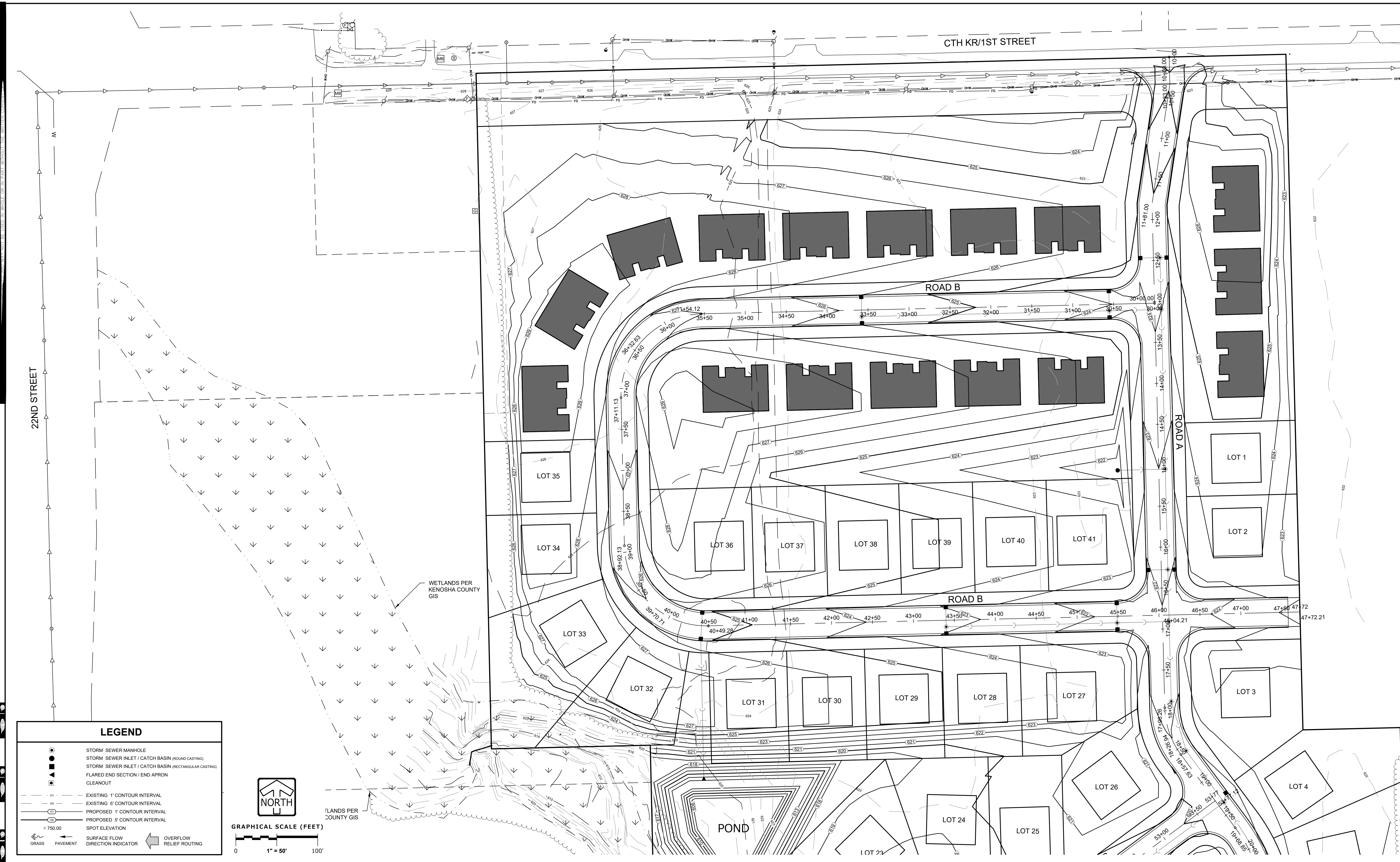
SITE PLAN- SOUTH

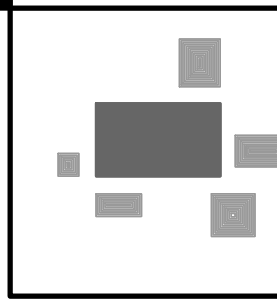
REVISIONS	

PEC JOB NO. 6686.00
PEC PM A/EK
PLAN DATE 02/27/26
SCALE 1" = 50'

SHEET
2
OF
9

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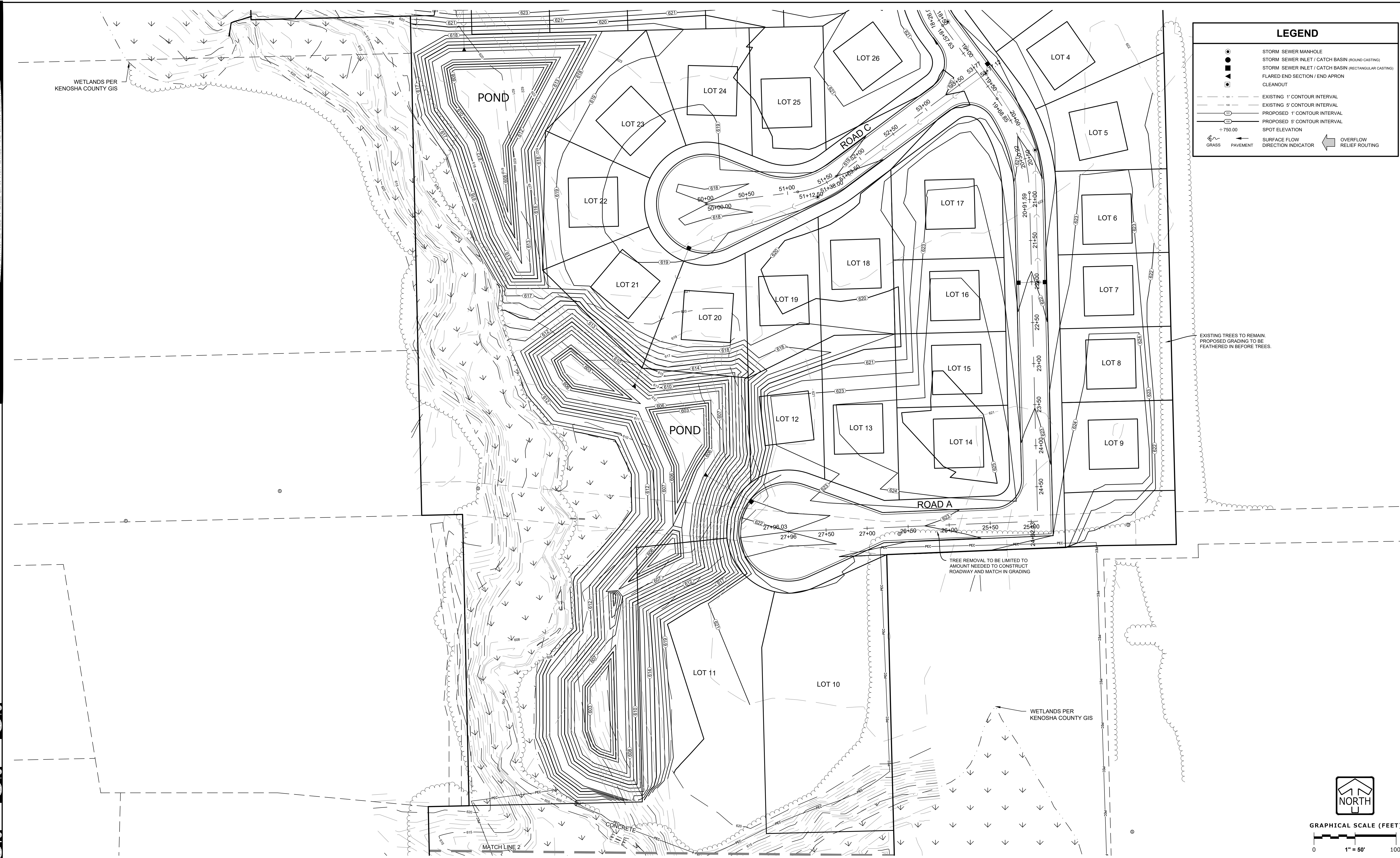
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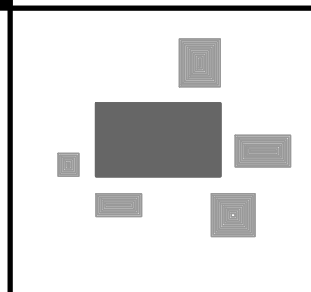
GRADING PLAN- NORTH

REVISIONS	

REG JOB NO. 6686.00
REG PM AEK
PLAN DATE 02/27/26
SCALE 1" = 50'

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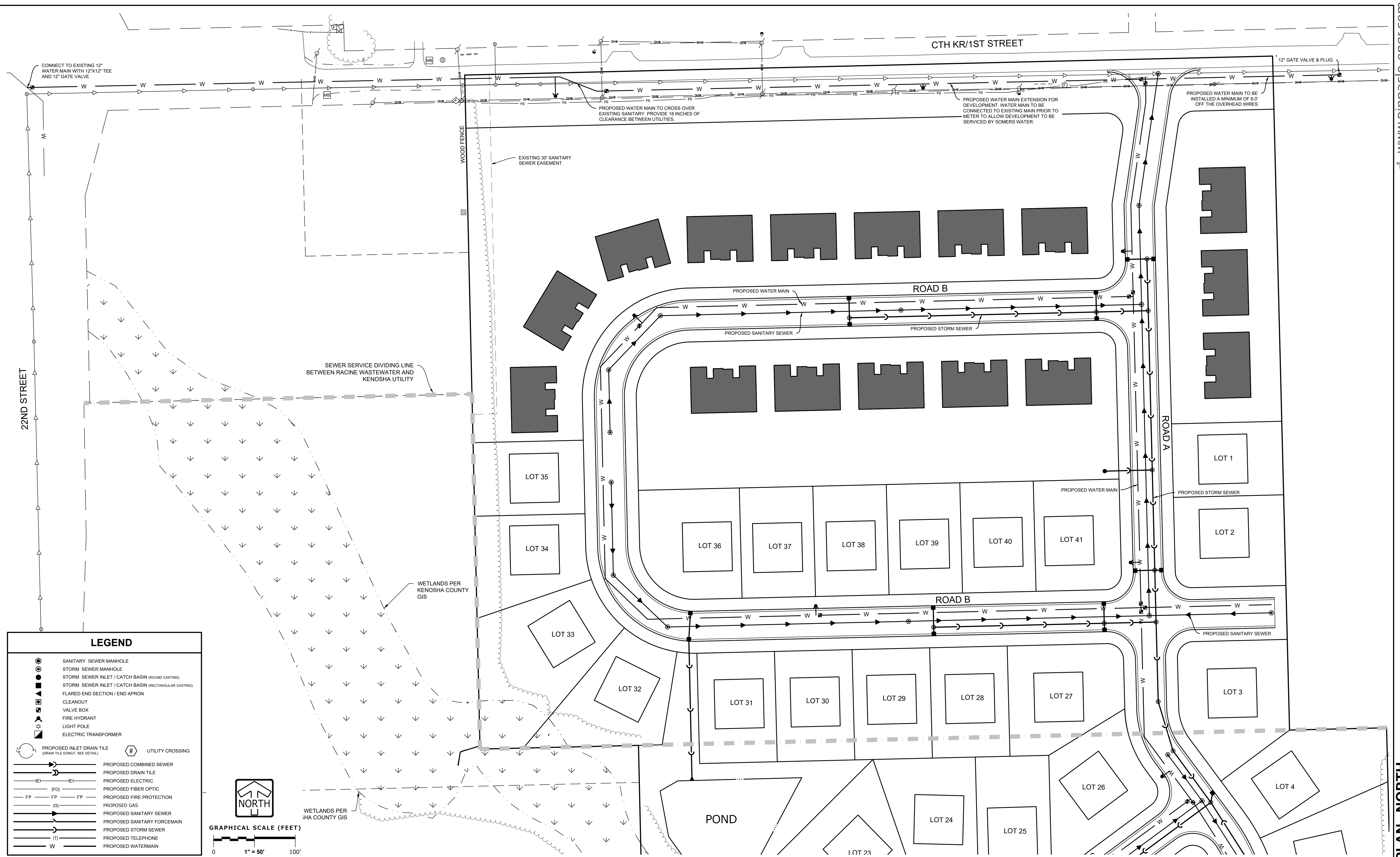
GRADING PLAN- SOUTH

REVISIONS	

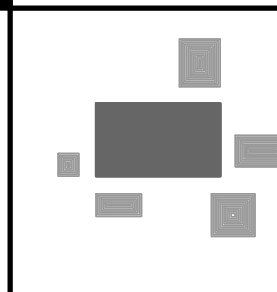
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REG JOB NO. **AEK**
REG PM **02/27/26**
PLAN DATE **1" = 50'**
SCALE

4
OF
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SHEET







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SOMERS, WISCONSIN

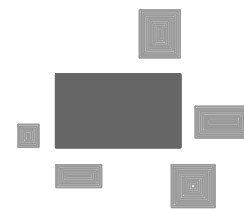
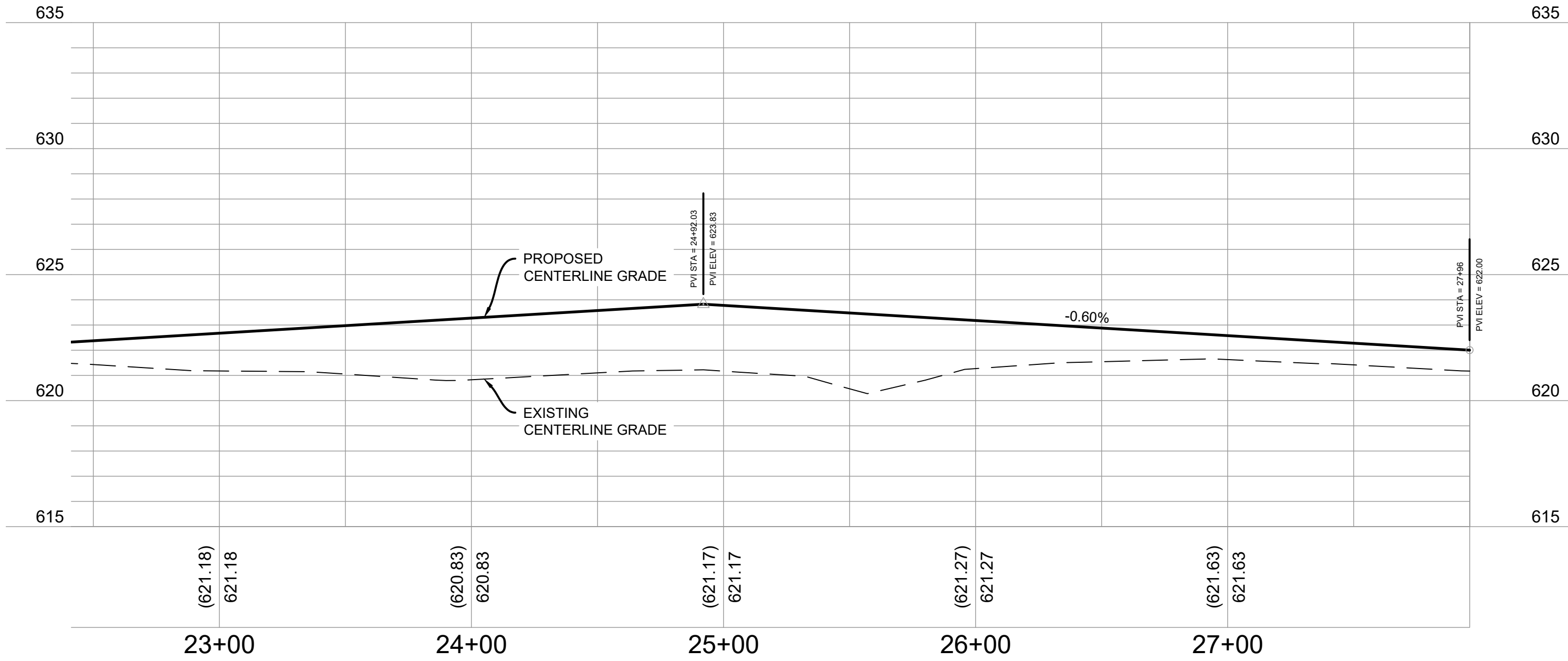
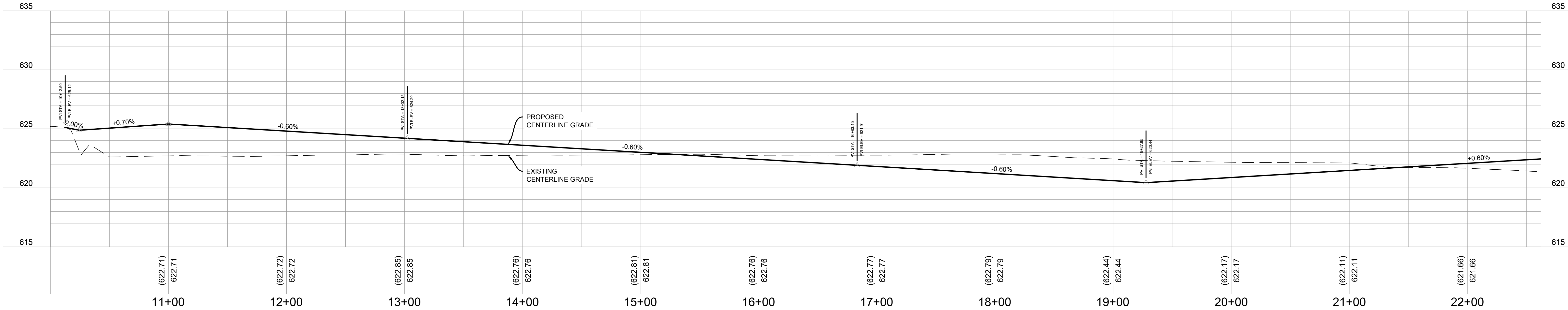
UTILITY PLAN- SOUTH

REVISIONS	

PEC JOB NO. 6686.00
PEC PM A/EK
PLAN DATE 02/27/26
SCALE 1" = 50'

SHEET
6
OF
9

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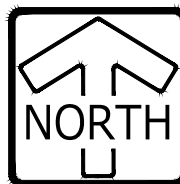
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ROADWAY PROFILE- RD A

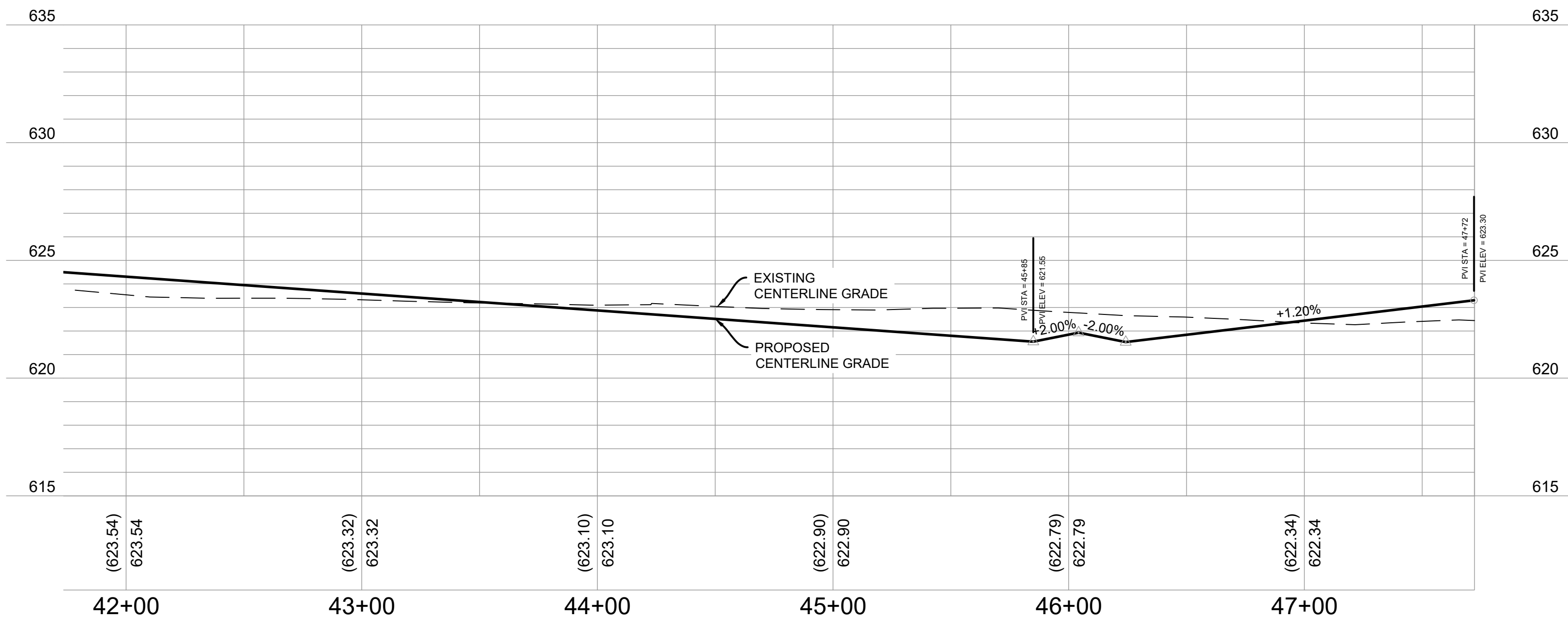
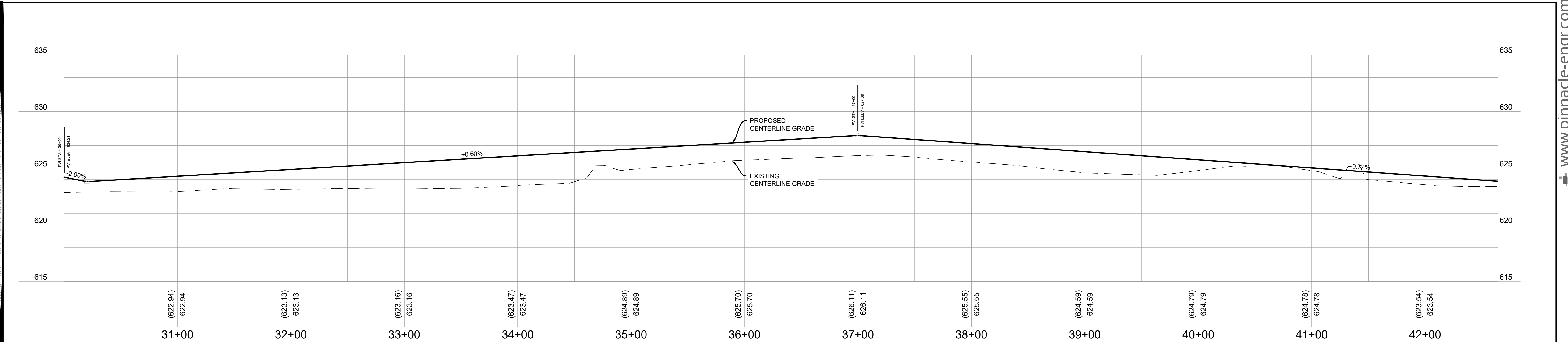
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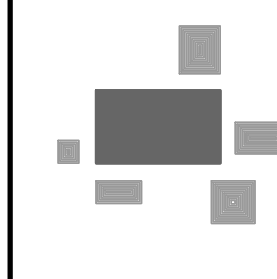
REG JOB NO. 6686.00
REG PM A/EK
PLAN DATE 02/27/26
SCALE 1" = 40'

SHEET
7
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GRAPHICAL SCALE (FEET)
0 1" = 40' 80'





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SOMERS, WISCONSIN

ROADWAY PROFILES- RD B

REVISIONS	
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**NORTH**

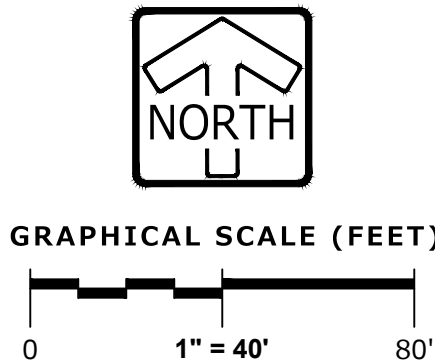
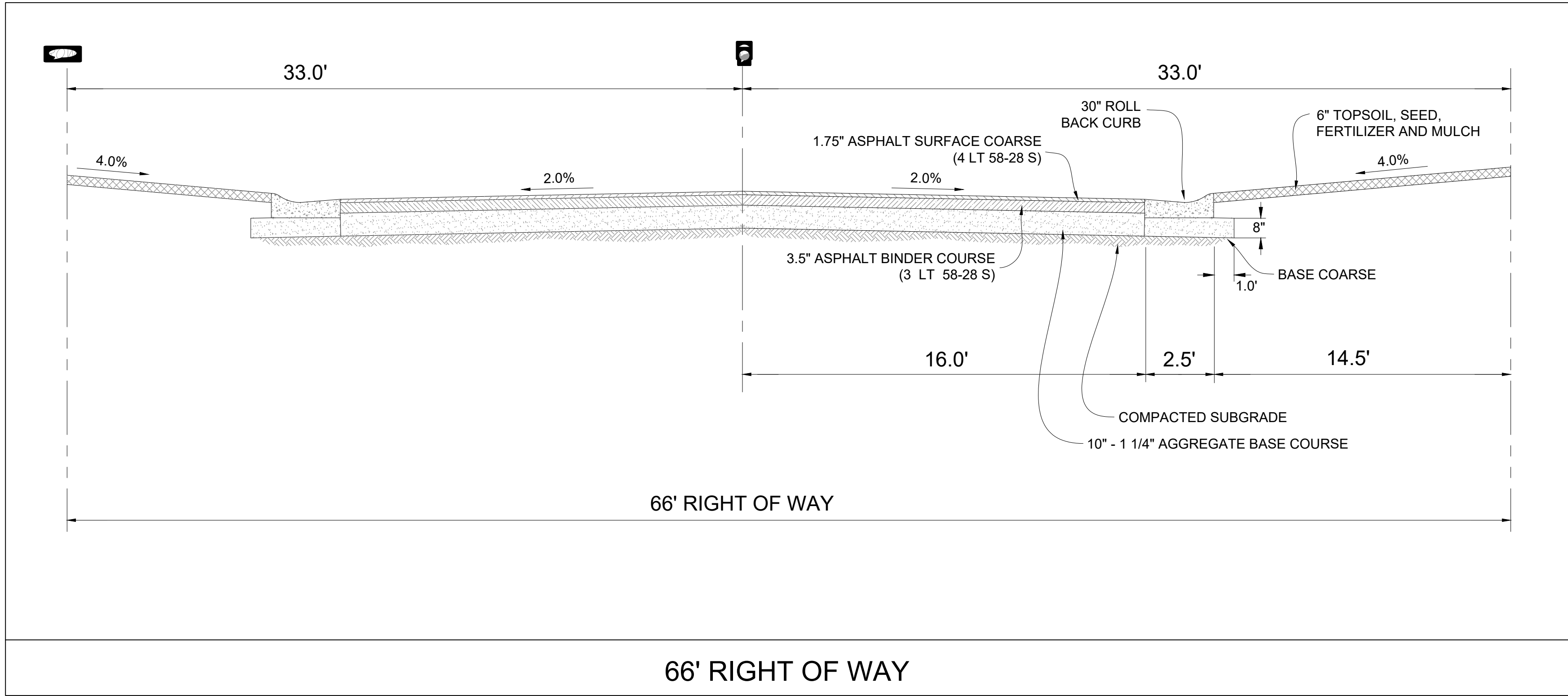
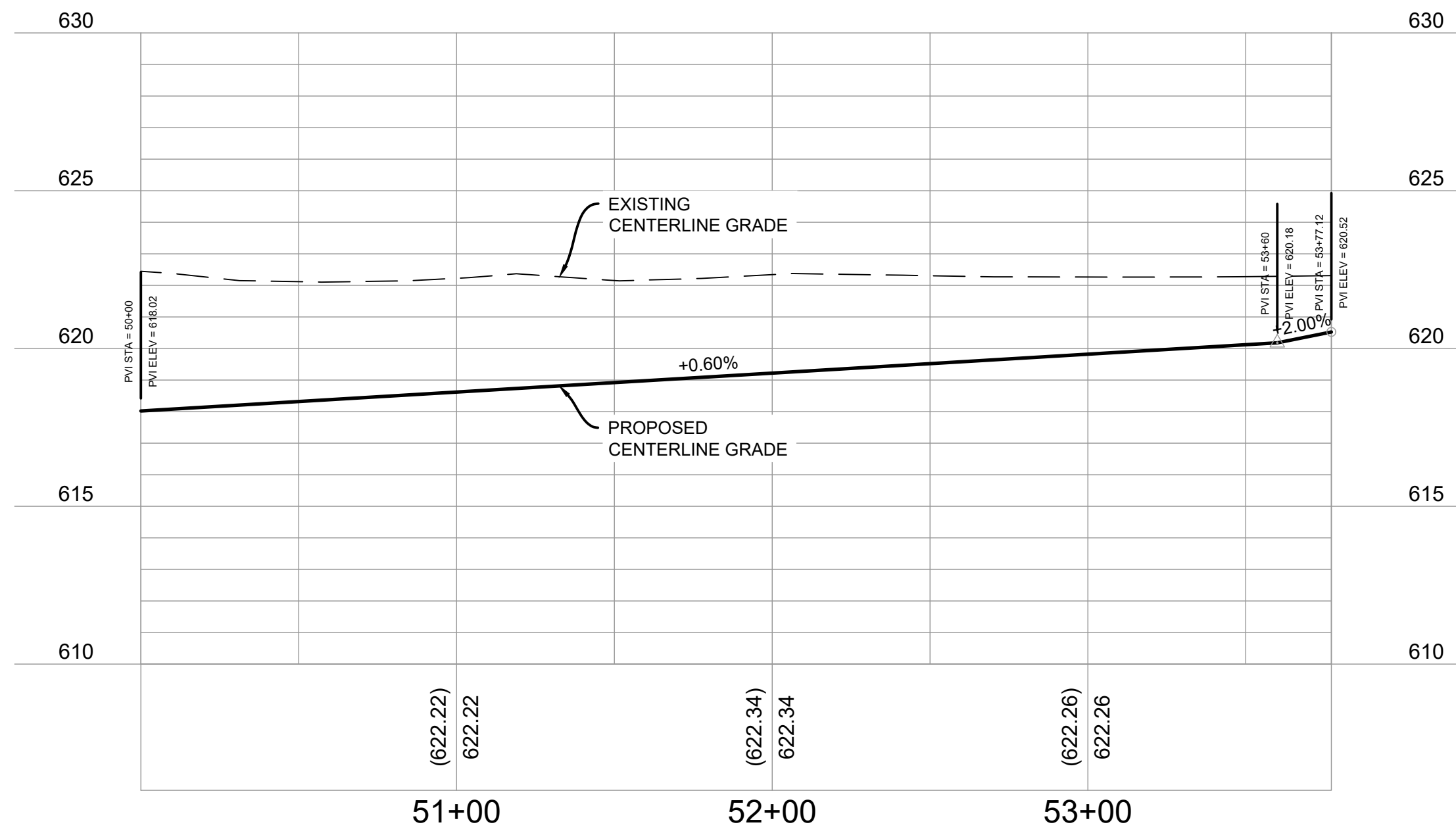
GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

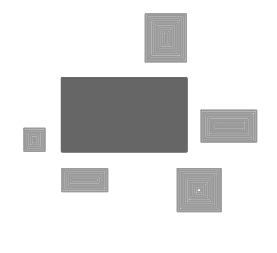
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8
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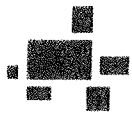
SOMERS, WISCONSIN

ROADWAY PROFILES- RD C

REVISIONS	

REG JOB No. 6686.00
REG PM A/EK
PLAN DATE 02/27/26
SCALE 1" = 40'

SHEET
9
OF
9



TECHNICAL MEMO

TO: Village Of Somers
FROM: Aaron E. Koch, P.E.
DATE: 02/24/2026
RE: Stormwater Intent for Rasmussen Estates

Pinnacle Engineering Group has done a conceptual review of the stormwater goals for the Rasmussen Estates development south of CTH KR/1st Street. This memo is intended to serve as confirmation that adequate space has been set aside in the plan in order to create stormwater facility that will meet Village DNR codes. Additional details and calculations will be provided in the final report.

The property is located south of CTH KR/1st Street and east of 22nd Avenue. Public roadways will connect at CTH KR and extend south to serve the site. Two cul-du-sacs will be pulled off the north-south roadway which will be public roads as well. The development parcel currently drains entirely to the existing wetlands to the west and southwest on the property, however, two drainage basins will be located within the site based on existing topography within the site but will be directly connected.

The Village regulations requires the reduction in stormwater runoff such that the 100-year post development runoff rate be less than or equal to the 10-year pre-development runoff, the 10-year post-development runoff rate be less than or equal to the 10-year pre-development runoff rate, the 2-year post-development runoff rate be less than or equal to the 2-year pre-development and the 1-year post-development runoff rate be less than or equal to the 1-year pre-development runoff rate. The Village requires development with more than 10 percent and up to 80 percent connected imperviousness, design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume based on an average annual rainfall. Infiltration is not required where the infiltration rate of the soil is measured less than 0.6 inches per hour. Suite where infiltration rates are less than 0.6 inches per hour are exempt from infiltration requirements.

Soil evaluations are currently being performed. However, reviewing the soils within the area, it appears that there are silty and loamy clays which would indicate predominantly C soils as well. A runoff curve number of 78 was used when analyzing the predevelopment conditions per the Village of Somers ordinance for cropland on Hydrologic Soil Group C.

To meet the goals, the proposed site will be divided into three areas. Runoff will be directed to one of two basins via predominantly storm sewer. The basins are envisioned as wet ponds to due to the clay soils and likelihood of non-infiltration soils. Each basin will have a stabilized pipe outlet and energy dissipator to avoid any downstream erosion. Basins will also have an emergency spillway with a minimum of 12" of freeboard from the 100-year water level to the top of berm.

Below is a brief summary of the initial calculations.

Existing Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows			
				1-year (cfs)	2-year (cfs)	10-year (cfs)	100- year (cfs)
EX ONSITE AREA	30.8	78	30.2	18.4	24.5	47.6	96.8

Proposed Flows

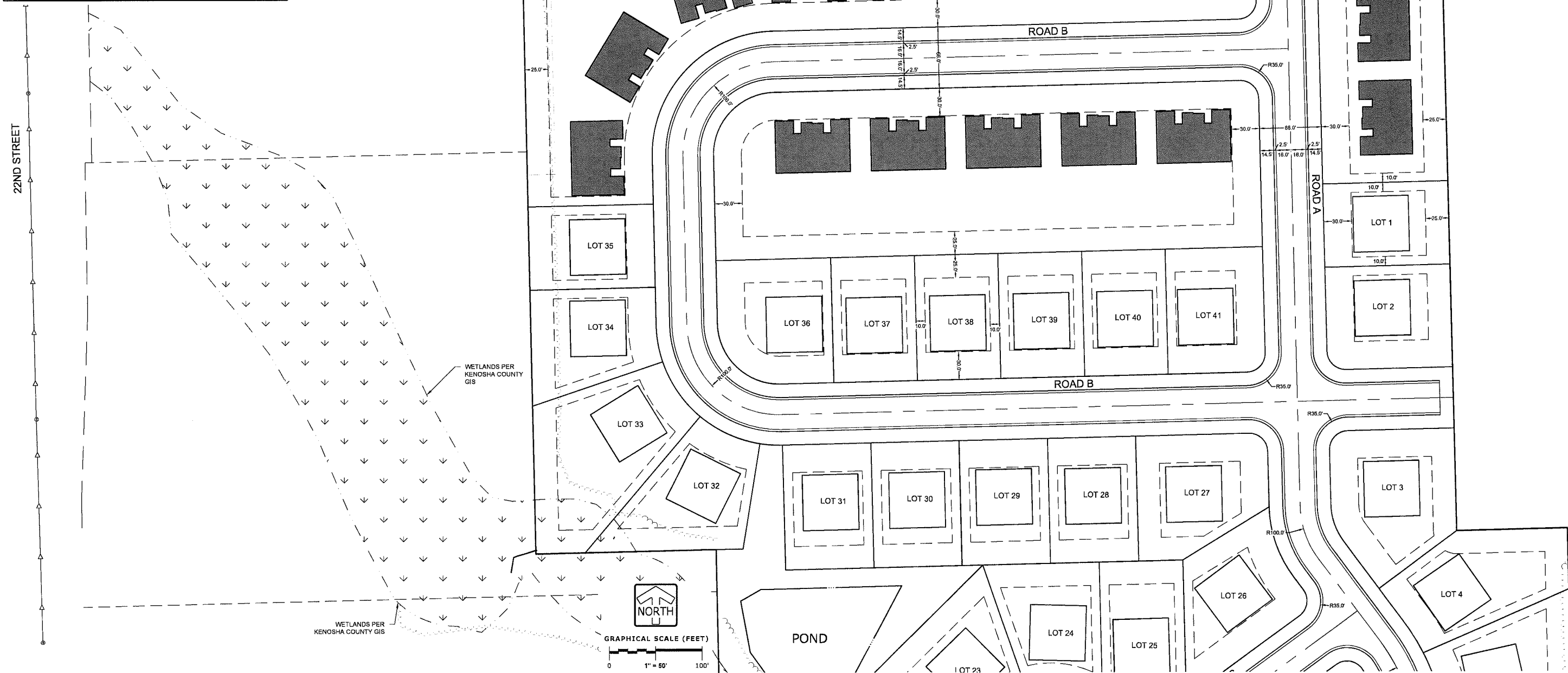
Area	Area (ac)	CN	Tc (min)	Peak Flows			
				2-year (cfs)	10-year (cfs)	100- year (cfs)	200- year (cfs)
PROP AREA TO NORTH POND	4.9	84	6	9.1	11.3	19.3	35.1
PROP AREA TO SOUTH POND	23.8	84	6	44.1	55.1	93.8	170.3
UNDETAINED AREA	2.1	75	6	2.1	2.9	5.8	12.1
NORTH POND	-	-	-	9.1	11.3	19.3	35.1
SOUTH POND	-	-	-	44.3	55.3	94.4	171.2
PROPOSED DISCHARGE	-	-	-	4.4	5.8	10.9	38.6

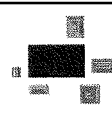
The initial calculations and pond design indicate that the Village and DNR stormwater requirements can be met through construction of the basins as preliminary shown on the plans.

Please do not hesitate to contact me with any questions or comments.

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DESIGNED: BDP
DRAFTED: BDP
REVIEWED: AEK

SITE DATA TABLE	
SITE DATA	
- NUMBER OF CONDO BUILDINGS: 16 (32 UNITS)	
- NUMBER OF LOTS: 41 LOTS	
- LENGTH OF ROADWAY: 3,945 LF	
ZONING:	
CONDO (OUTLOT 1, 4 & 5): R-8 ZONING	
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- MIN FRONT SETBACK: 30 FEET	
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- MIN REAR YARD: 25 FEET	
- MIN LOT FRONTAGE: 100 FEET	
- MIN LOT AREA: 20,000 SQ FT	
SINGLE FAMILY (LOTS 1-41)	
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- MIN LOT FRONTAGE: 150 FEET	
- MIN LOT AREA: 40,000 SQ FT	





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RASMUSSEN ESTATES

SOMERS, WISCONSIN

SITE PLAN- NORTH

REVISIONS

REC JOB NO.	6686.00
REC PM	AEK
PLAN DATE	02/27/26
SCALE	1" = 50'

SHEET

1

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DRAFTED: BDP
DESIGNED: AEX
REVIEWED: AEX

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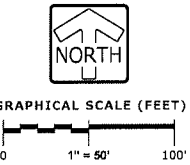
RASMUSSEN ESTATES

SOMERS, WISCONSIN

SITE PLAN- SOUTH

REVISIONS

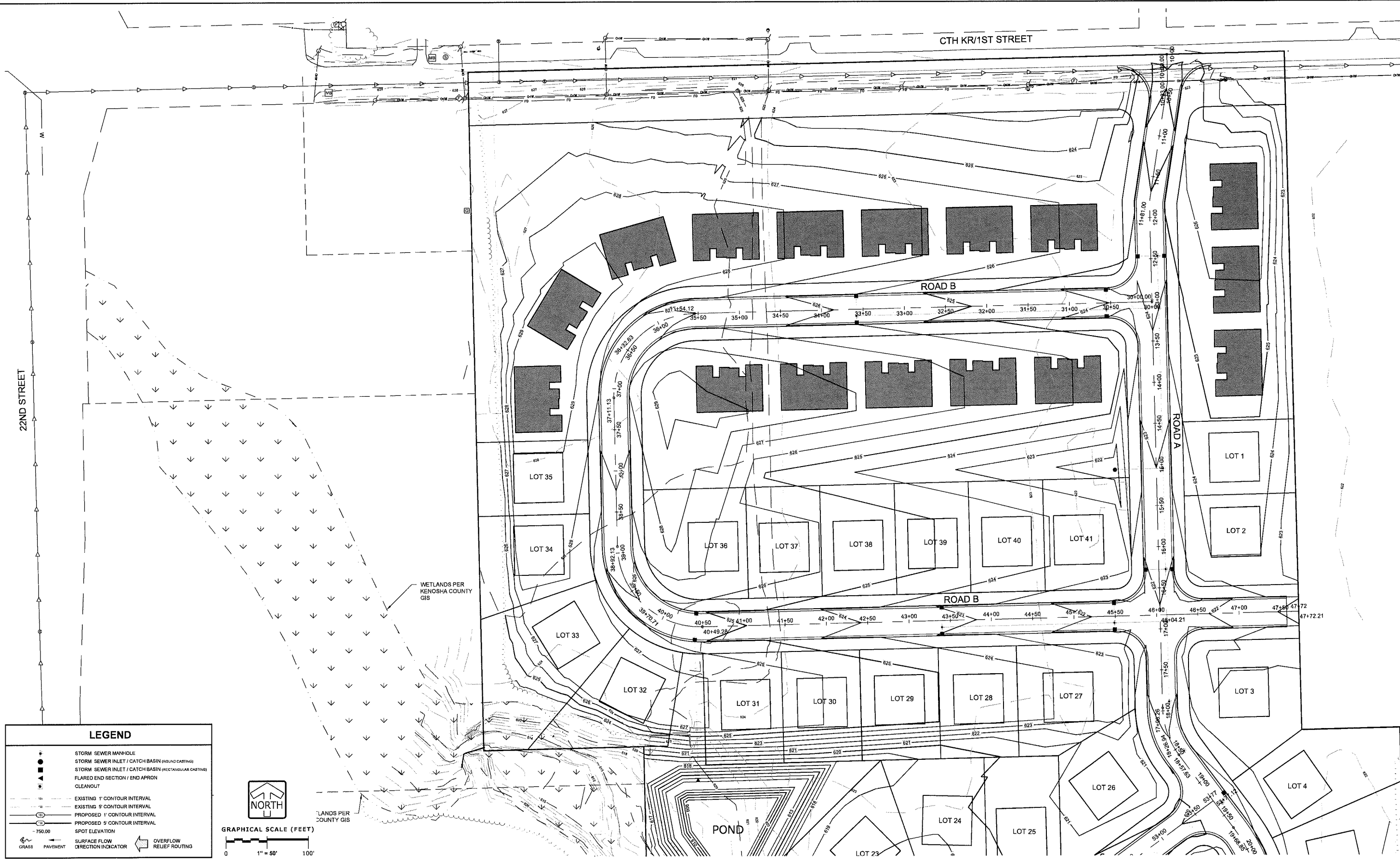
NO.	DESCRIPTION	DATE



PEC JOB No. 6686.00	PEC P/N AEX	PLAN DATE 02/27/26	SCALE 1" = 50'	SHEET 2 OF 9
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DESIGNED: BGP
CHECKED: BGP
REVIEWED: BGP



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SOMERS, WISCONSIN

GRADING PLAN- NORTH

REVISIONS

NO.	DATE	DESCRIPTION

REC JOB No. 6686.00
REC PM: ARK
PLAN DATE: 02/27/26
SCALE: 1" = 50'

SHEET
3
OF
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02/27/2026

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DESIGNED: AEF
REVIEWED: AEF
DRAFTED: BDP



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- ▢ STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- ▭ FLARED END SECTION / END APRON
- CLEANOUT
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- SPOT ELEVATION
- SURFACE FLOW
- DIRECTION INDICATOR
- OVERFLOW RELIEF ROUTING

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GRADING PLAN- SOUTH

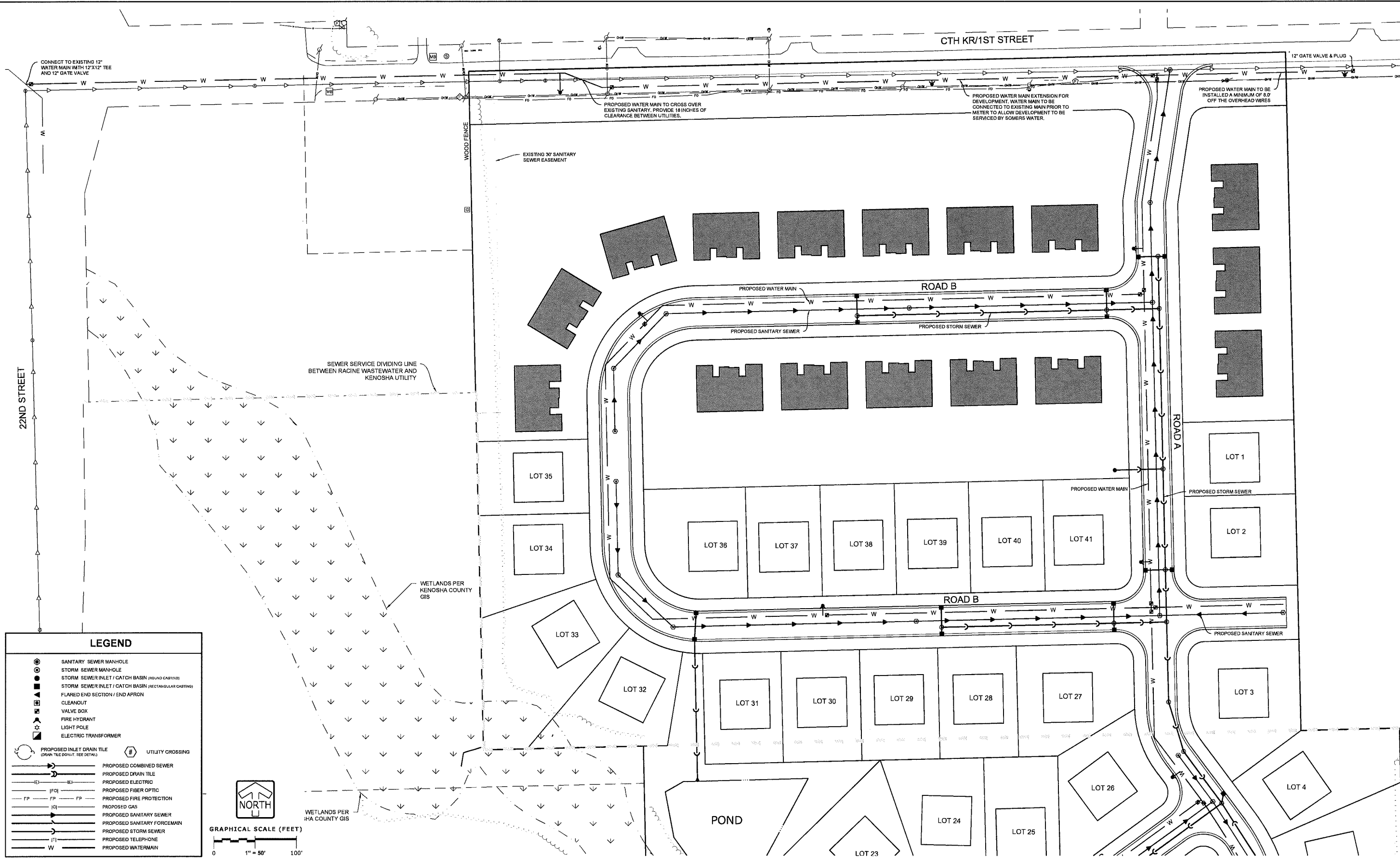
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PEC PM AEF
PLAN DATE 02/27/26
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DESIGNED: AEX
REVIEWED: AEX
DRAFTED: BDP



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SOMERS, WISCONSIN

UTILITY PLAN- NORTH

REVISIONS

NO.	DESCRIPTION	DATE

PREP JOB NO. 6686.00
PREP PK. AEX
PLAN DATE 02/27/24
SCALE 1" = 50'

SHEET
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OF
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6/7/98

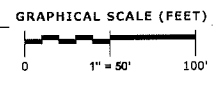
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DRAFTED: BDC
DESIGNED: AKK
REVIEWED: AKK



LEGEND

○	SANITARY SEWER MANHOLE
●	STORM SEWER MANHOLE
○	STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
□	STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
—	FLARED END SECTION / END APRON
—	CLEANOUT
—	VALVE BOX
—	FIRE HYDRANT
—	LIGHT POLE
—	ELECTRIC TRANSFORMER
—	PROPOSED INLET DRAIN TILE (RAIN TILE DONUT, SEE DETAIL)
—	UTILITY CROSSING
—	PROPOSED COMBINED SEWER
—	PROPOSED DRAIN TILE
—	PROPOSED ELECTRIC
—	PROPOSED FIBER OPTIC
—	PROPOSED FIRE PROTECTION
—	PROPOSED GAS
—	PROPOSED SANITARY SEWER
—	PROPOSED SANITARY FORCEMAIN
—	PROPOSED STORM SEWER
—	PROPOSED TELEPHONE
—	PROPOSED WATERMAIN



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UTILITY PLAN- SOUTH

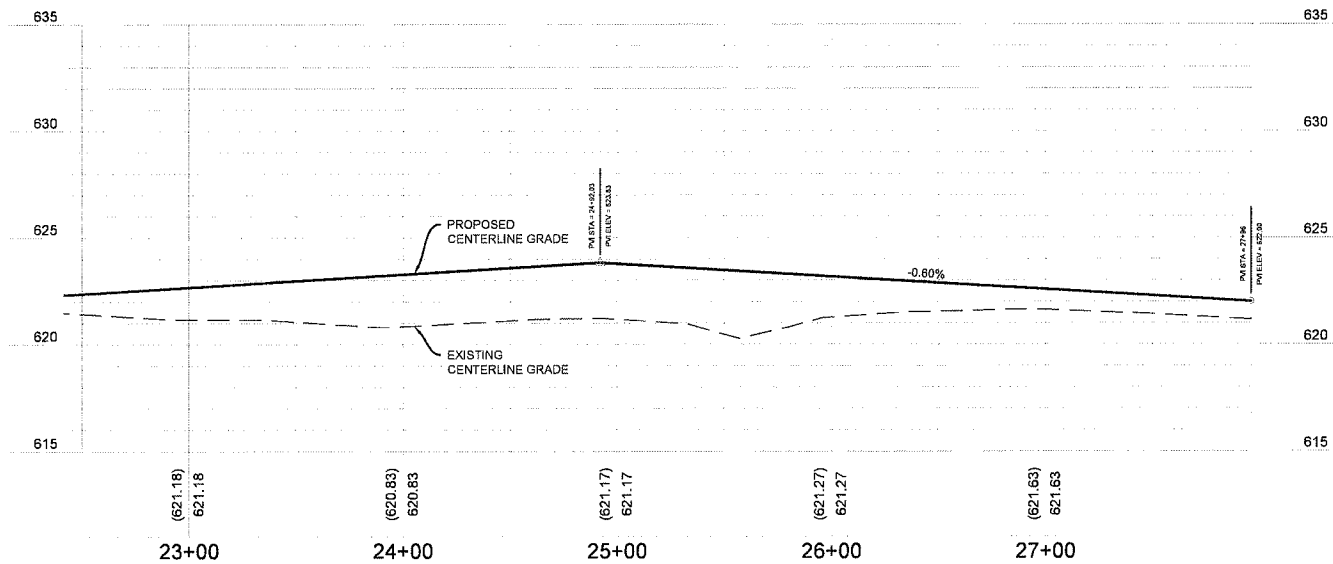
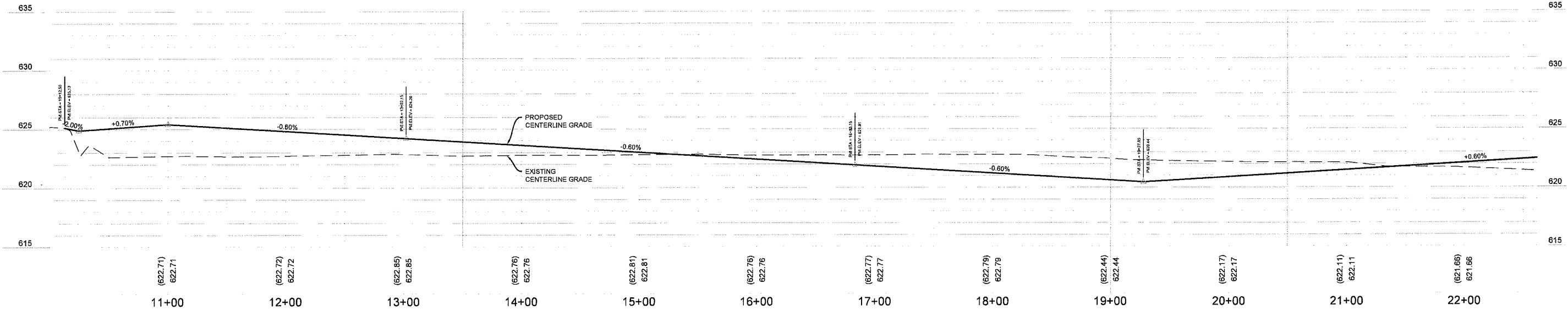
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PROJECT NO. 6686.00
PROJECT NAME: RASK
PLAN DATE: 02/27/26
SCALE: 1" = 50'

SHEET
6
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DESIGNED: AEX
REVIEWED: AEX
DRAFTED: BDP



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



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PLAN DATE 02/27/26
SCALE 1" = 40'

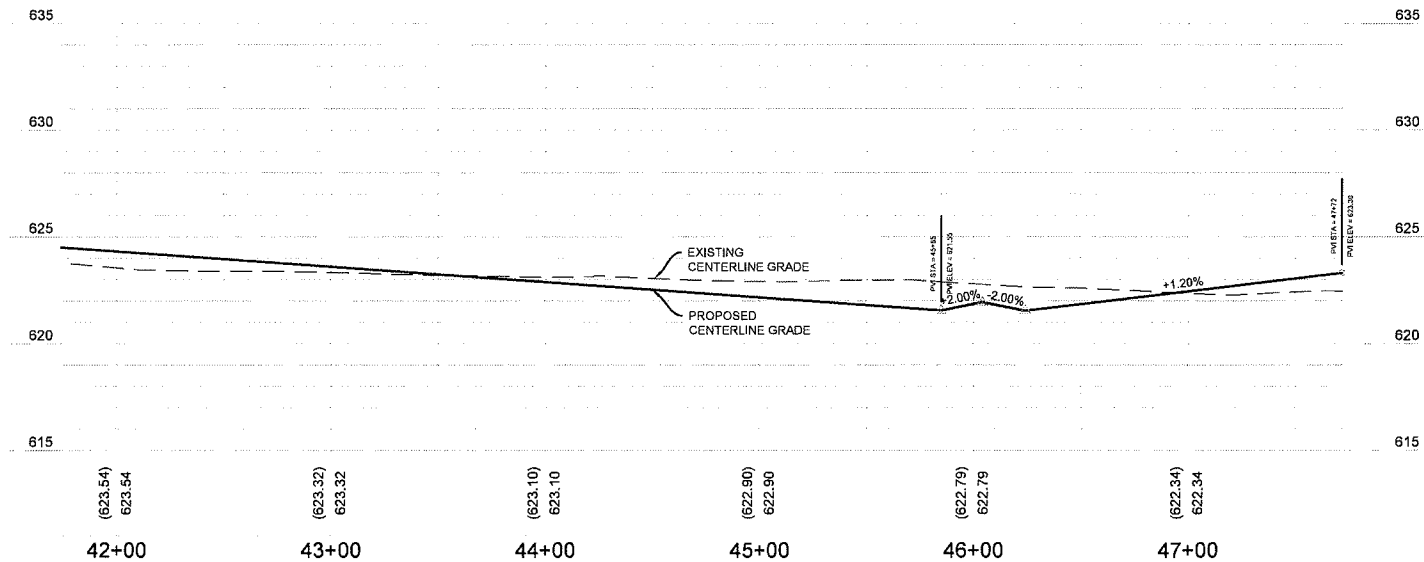
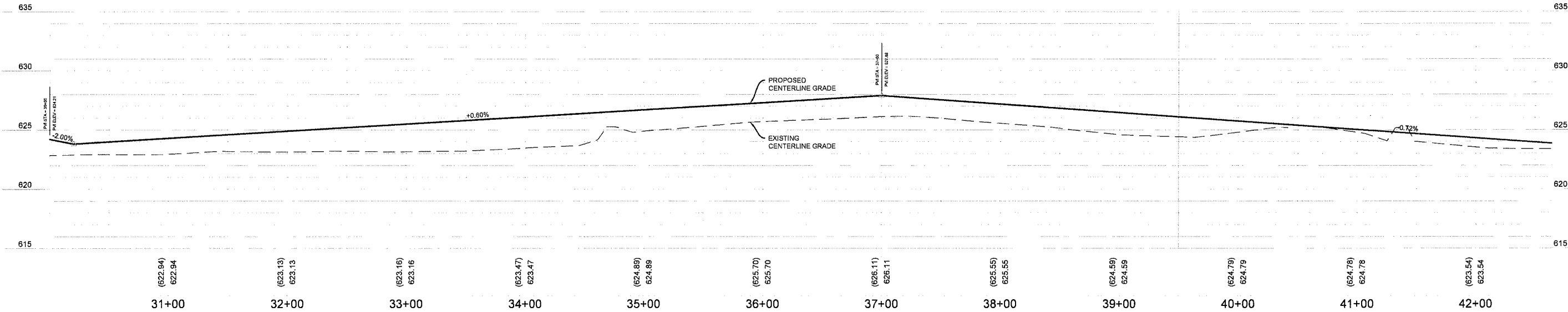
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OF
9

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.

DESIGNED: ASK

REVIEWED: ASK

DRAWN: BOP



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

PLAN | DESIGN | DELIVER

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PINNACLE ENGINEERING GROUP

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BROOKFIELD, WI 53186
(262) 758-8888

CHICAGO | MILWAUKEE | NATIONWIDE

RASMUSSEN ESTATES

SOMERS, WISCONSIN

ROADWAY PROFILES- RD B

REVISIONS

PREC JOB No. 6686.00	PREC JOB No. 6686.00	PREC JOB No. 6686.00	PREC JOB No. 6686.00
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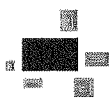
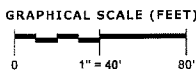
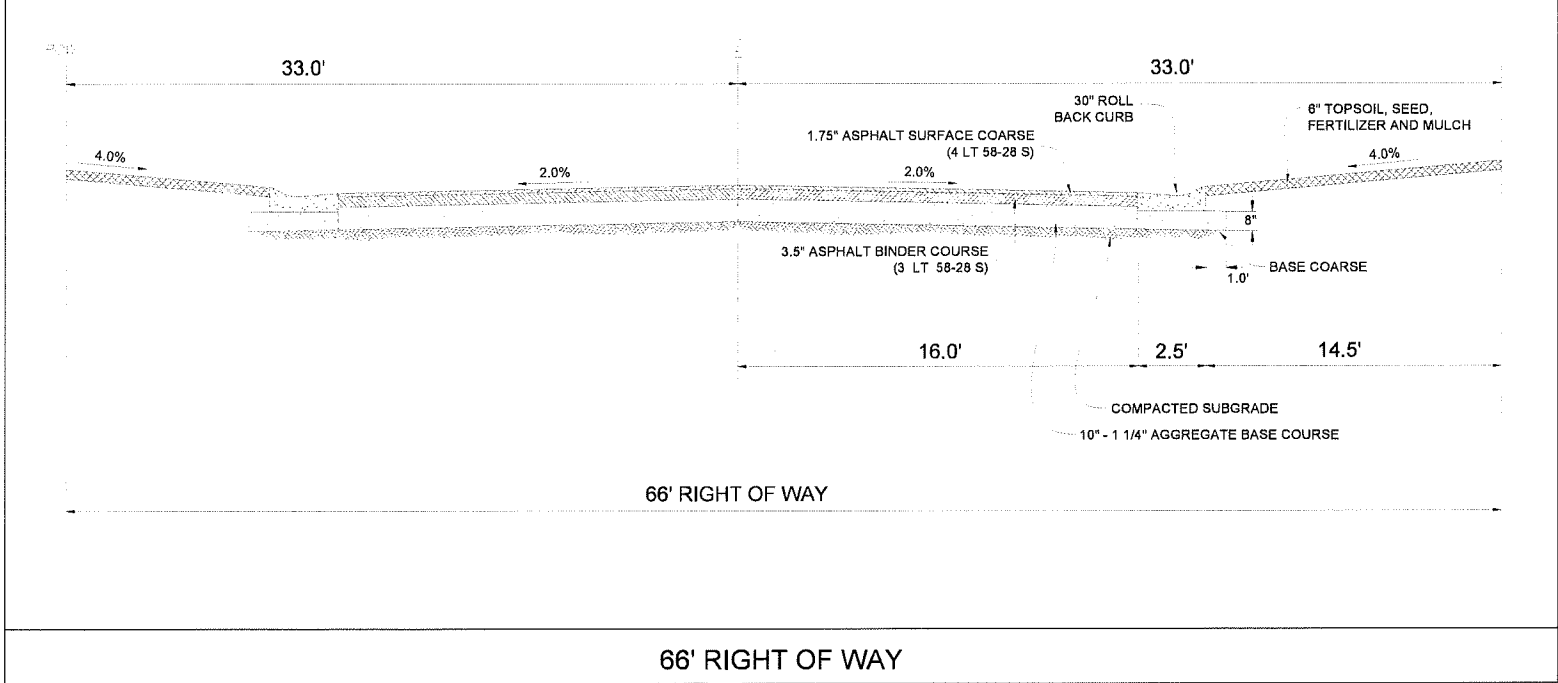
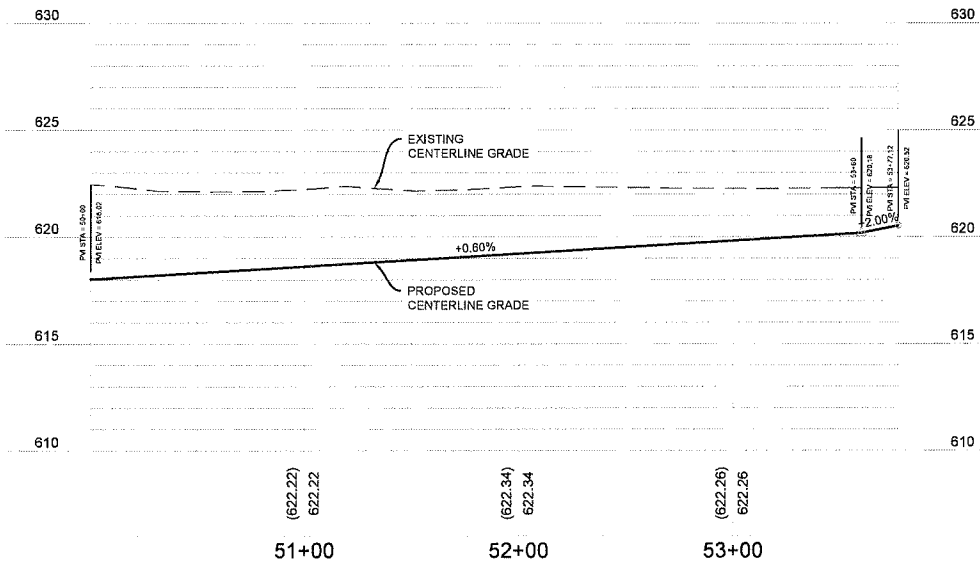
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OF

9

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DESIGNED: AEF
REVIEWED: AEF
DRAFTED: BDP



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RASMUSSEN ESTATES
SOMERS, WISCONSIN

ROADWAY PROFILES- RD C

REVISIONS

PEC JOB No. 6686J02
PEC PN. AEF
PLAN DATE 02/27/26
SCALE 1" = 40'
SHEET
9 OF 9

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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April 23, 2026

Ms. Wendy Burnette
Clerk/Treasurer
Village & Town of Somers
P.O. Box 1607
Somers, WI 53171

RE: Preliminary Plat, Rasmussen Estates
NW ¼ Section 6, T 2 N, R 23 E, Village & Town of Somers
SEWRPC No. CA-114-14

Dear Ms. Burnette:

This is to acknowledge receipt of your letter of March 10, 2026, concerning the above-captioned matter and to advise of the following Commission staff findings and recommendations relative thereto:

1. The proposed plat is to be developed with centralized sanitary sewer service and is located within a planned sewer service area as delineated in SEWRPC Community Assistance Planning Report (CAPR) No. 106, *Sanitary Sewer Service Areas for the City of Kenosha and Environs* and CAPR No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs*.
2. The subject plat abuts upon CTH KR, which is identified in the transportation element of VISION 2050 as a four-lane arterial highway along the development site. The right-of-way shown on the plat is adequate for this arterial facility.
3. The subject plat contains land delineated by the Commission as a primary environmental corridor (PEC) which consists of wetlands, woodlands, floodplains, steep slopes, and wildlife habitat. Commission adopted plans recommend that these areas be preserved in essentially natural open uses to the greatest extent practicable as determined by county and local plans. The PEC is contained in Parcel 10, 11, Outlot 2, and Outlot 3. As shown on the plat, building envelopes for Parcel 10 and 11 are located outside of the PEC. It is recommended that deed restrictions against any disturbance or development of the PEC and wetland areas be placed on the face of the plat.

Disturbance of any wetlands on the site including earth moving activities adjacent to wetlands may require permits from the Wisconsin Department of Natural Resources and/or the U.S. Army Corps of Engineers. Commission staff recommends that the developer contact those agencies to determine if any permits are required and to apply for those permits.

Ms. Wendy Burnette
April 23, 2026
Page 2

4. The subject plat is partially located within an identified 1-percent-annual-probability (100-year recurrence interval) flood hazard area as delineated in the Federal Flood Insurance Study (FIS) for Kenosha County. As shown, the floodplain is entirely within the PEC and does not intersect with any structures in the planned development.
5. The subject subdivision is located in the Pike River watershed. Runoff from the subject plat drains to the Lower Pike River. The regional water quality management plan recommends that nonpoint source pollution in this area be reduced. Adequate erosion control is necessary to reduce pollutant runoff from construction sites, and post-construction stormwater management would be needed to meet the nonpoint source pollution reduction requirements of the Village stormwater management ordinance. We would suggest that the subdivider call upon the Village Engineer for technical guidance in the attainment of sound erosion control management practices in connection with the development process, and that the post-construction stormwater management plan for the site comply with the requirements of the Village ordinance.

Should you have any questions concerning the foregoing, please do not hesitate to call.

Sincerely,



Benjamin R. McKay, AICP
Deputy Director

BRM/FGF
#280670 - RASMUSSEN ESTATES PRELIMINARY PLAT

ORDINANCE NO. 2026-003

**AN ORDINANCE TO CREATE SECTION 18.55
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING COMPREHENSIVE PLAN AMENDMENT**

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.55 of the Code of Ordinances of the Village of Somers relating to comprehensive plan amendment to read as follows:

**SEVENTEENTH AMENDMENT TO THE COMPREHENSIVE PLAN OF
THE VILLAGE OF SOMERS.**

(A) **Introduction and Background.** On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 8th day of April, 2024, recommending to the Village Board to change the land use designation of parcels located in the SE 1/4 of Section 8, T2N, R22E, Village of Somers (Tax Parcel #s 82-4-222-084-0272 and 82-4-222-084-0262) from "Medium-Density Residential", "Governmental and Institutional", "Other Conservancy Land to be Preserved", "Nonfarmed Wetland", and "Surface Water" to "Governmental and Institutional", "Other Conservancy Land to be Preserved", "Nonfarmed Wetland", and "Surface Water" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan.

By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice.** The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this XX day of ___, 2026.

VILLAGE OF SOMERS

By: _____

George Stoner, President

Attest: _____

Wendy Burnette, Clerk/Treasurer

DRAFT

ORDINANCE NO. 2026-004

**AN ORDINANCE TO CREATE SECTION 18.56
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING COMPREHENSIVE PLAN AMENDMENT**

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.56 of the Code of Ordinances of the Village of Somers relating to comprehensive plan amendment to read as follows:

**EIGHTEENTH AMENDMENT TO THE COMPREHENSIVE PLAN OF
THE VILLAGE OF SOMERS.**

(A) **Introduction and Background.** On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 14th day of October, 2024, recommending to the Village Board to change the land use designation of parcel located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers (Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561 and 82-4-222-151-0563) from High-Density Residential to Medium-Density Residential.

By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice.** The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this XX day of ___, 2026.

VILLAGE OF SOMERS

By: _____

George Stoner, President

Attest: _____

Wendy Burnette, Clerk/Treasurer

DRAFT

ORDINANCE NO. 2026-005

**AN ORDINANCE TO CREATE SECTION 18.57
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING COMPREHENSIVE PLAN AMENDMENT**

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.57 of the Code of Ordinances of the Village of Somers relating to comprehensive plan amendment to read as follows:

**NINETEENTH AMENDMENT TO THE COMPREHENSIVE PLAN OF
THE VILLAGE OF SOMERS.**

(A) **Introduction and Background.** On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 12th day of May, 2025, recommending to the Village Board to change the land use designation of parcel located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers (Tax Parcel #82-4-222-201-0100) from “Park and Recreational”, “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan.

By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice.** The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this XX day of ___, 2026.

VILLAGE OF SOMERS

By: _____

George Stoner, President

Attest: _____

Wendy Burnette, Clerk/Treasurer

DRAFT

ORDINANCE NO. 2026-006

**AN ORDINANCE TO CREATE SECTION 18.58
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING COMPREHENSIVE PLAN AMENDMENT**

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.58 of the Code of Ordinances of the Village of Somers relating to comprehensive plan amendment to read as follows:

TWENTIETH AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

(A) **Introduction and Background.** On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 8th day of June, 2026, adopted Plan Commission Resolution #2026-001 recommending to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of the parcel of land located in the NW 1/4 of Section 6, Town 2 North, Range 23 East of the Village of Somers (Tax Parcel No. 83-4-223-062-0200) from “Suburban-Density Residential”, “Primary Environmental Corridor”, “Nonfarmed Wetland”, and “Other Conservancy Land to be Preserved” to “Medium-Density Residential”, “Suburban-Density Residential”, “Primary Environmental Corridor”, “Nonfarmed Wetland”, and “Other Conservancy Land to be Preserved” on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice.** The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this 23 day of June, 2026.

VILLAGE OF SOMERS

By: _____

George Stoner, President

Attest: _____

Wendy Burnette, Clerk/Treasurer

DRAFT

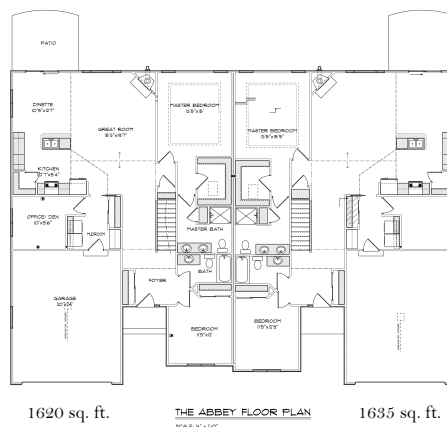
ABBEY SIDE-BY-SIDE CONDOMINIUMS IN BRIARWOOD IN CALEDONIA



Directions:

4 Mile Rd. to Candlelight Drive and continue on to Briarwood Lane (**located next to LifeSport Tennis Club**)

- ✓ 2 BEDS
- ✓ 2 BATHS
- ✓ OFFICE/DEN
- ✓ FULL BASEMENT
- ✓ 2 CAR GARAGE



Units at grade starting at:

\$376,900

Prices subject to change without notice

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TO MAKE YOUR APPOINTMENT TO SCHEDULE YOUR IN PERSON VIRTUAL TOUR AND VIEWING OF AVAILABLE INTERIOR MATERIALS.

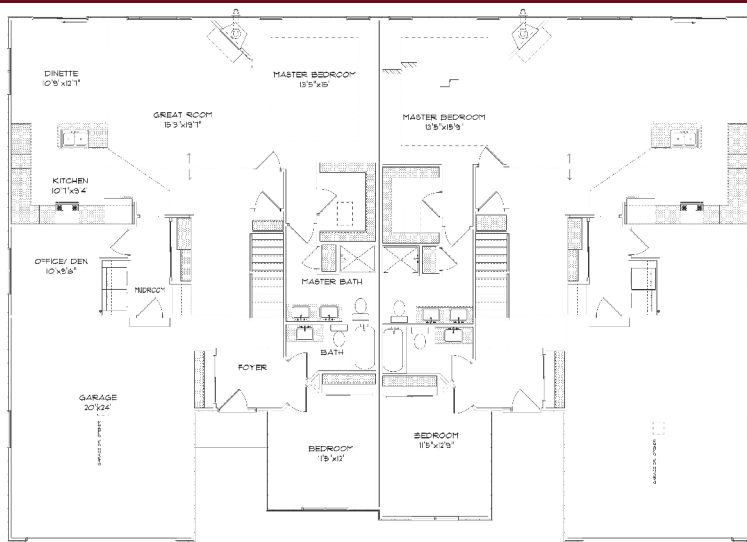
COMING
SOON

THE VILLAS AT COACH HILLS

THE ABBEY SIDE BY SIDE RANCH CONDOMINIUMS



STARTING AT \$475,900



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

HIGHLIGHTS:

- ✓ 1620/1635 Sq. Ft.
- ✓ 2 Bedrooms, 2 Bathrooms
- ✓ Office/Den
- ✓ Landscaping Included
- ✓ Full Basement
- ✓ Attached Garage
- ✓ Appliances Included

DIRECTIONS:

Convenient Mt. Pleasant location. Newman Rd. to Coachlamp, right on Brougham, and right on Independence to development.

CONTACT KIMBERLY HOOD

📞 262-770-2672 | ✉ kim@newport-builders.com

73/98



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**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: June 16, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #6 Review and discuss possible changes to the Village Ordinance to adopt a point system for Alcohol Licenses.

BACKGROUND:

Village [Ordinance 11.10](#) states:

“Upon the filing of a complaint and in accordance with the procedures stated in § 125.12, Wis. Stats., which is incorporated herein by reference, a license issued by the Village may be revoked or suspended or an existing license may be non-renewed or a new application may be denied.”

The Village Board is considering a demerit point system in order to establish standards for disciplinary action against alcohol licensees. The City of Kenosha has a point system outlined in [Chapter 10 of their ordinance](#). Demerit points are not a penalty; they are a means of tracking the total and severity of violations by licensees.

Per Assistant Administrator Kevin Poirier, a call to a City Alderman on the Licensing Committee explained that the City Attorney assigns points to each applicant at the time of the initial application. Subsequent violations will result in additional points as determined by the Attorney and the City of Kenosha Police Department. A maximum of 100 points is allowed before the application is revoked.

UPDATES:

At the May 19th Work Session meeting, the Village Board directed the items to legal counsel for an opinion.

The Village’s legal counsel reviewed the City of Kenosha’s Code and demerit schedule and provided the following guidance:

- Due process requirements of [Wis. Stat. 125.12](#) must be followed. This statute contains specific requirements that the Village must adhere to.
- To commence a nonrenewal/revocation review of an alcohol license, a resident of the Village would have to issue the complaint to begin the formal process. It is not advisable for Village employees, officers, or legal counsel to initiate the process.
- The demerit points should not be a punishment or reason for revocation by themselves, such as an automatic suspension/revocation penalty.
- The demerit point schedule should be specific with points assigned to each item.
- The categories of demerit points should be consistent with the use of the license.
- Any demerit points for underage violations must be consistent with the restrictions in [Wis. Stat. 125.12](#).

COMMENTS:

Per the Village's legal counsel, a demerit system could be legal but is recommended to be closely used and implemented in accordance with state law. If the Village decides to move forward with adopting such an ordinance, then staff will direct legal counsel to tailor to best protect the Village.

ATTACHMENTS:

City of Kenosha demerit point schedule

City of Kenosha Alcohol Demerit Point Schedule - 2022

VIOLATION	STATUTE/ORDINANCE	1ST OFFENSE
Violation of an order of the Common Council	10.063, 10.064, 10.07, 10.076, 5.046	100
Non-Compliance with OWI Alcohol Assessment	343.301, 125.07(4)(d)(2)(a), 10.01	100
Conviction for a violation of State or Federal criminal law which is a felony, if the circumstances of the charge substantially relate to the circumstances of the licensed activity	Any Felony as defined by Wis. Stats., including 940.09, 940.25	100
Social Host	11.025	100
OWI/BAC (Criminal)	346.63	80
OWI/BAC (Civil)	346.63	50
Synthetic Marijuana Sale	961.41(1m)(hm), 11.147	50
Misrepresenting Age by False I.D.	125.07(4)(a)(4), 10.01	50
Failure to Appear Before Committee or Common Council	10.063, 10.064, 10.07, 10.076, 5.046	50
Non Felony Duty Upon Striking Person or Attended or Occupied Vehicle—Hit/Run	346.67	50
Duty Upon Striking Unattended Vehicle, Duty Upon Striking Property on or Adjacent to Highway—Hit/Run	346.68 and 346.69	50
Failure to Stop for School Bus	346.48(1)	50
Off-Licensed Premises Conduct	10.064	25
Sale to Underage Person	125.07(1)(a), 10.01	25
Sale Without a License	125.32(2), 10.01, 125.68	25
Underage Procure	125.07(4)(a)(1), 10.01	25
Providing a False ID to Underage Drinker	125.085(3)(a)	25
Synthetic Marijuana Possess	961.41(3g)(b), 11.147	25
Possession of Marijuana Misdemeanor	961.41(3g)(b), 11.146	25
Obstruction/Resisting	11.02.Q.	25
No Licensed Bartender on Premises	125.32(2), 10.01	20
Unauthorized Purchase of Alcohol—Records	125.69(6)(a), 10.01, 10.05, 139.11	20
Unauthorized Purchase of Beer—Records	125.33(9), 10.01, 10.05, 139.11	20
Cabaret License Violations	10.07	20
Sale After Hours	125.32(3)(am), 10.01, 125.68	20

City of Kenosha Alcohol Demerit Point Schedule - 2022

Sale to Intoxicated Person	125.07(2)(a)2., 10.01	20
Inspection and Search of Premises	10.05.B.	20
Unobstructed View of Interior Premises	10.077	20
Open After Hours	125.32(3)(a), 10.01, 125.68	20
Drive Through Regulations	10.05.J.	20
Outdoor Café	10.076	20
Outdoor Dining	5.046	20
Conviction for a violation of State criminal law which is a misdemeanor, if the circumstances of the charge substantially relate to the circumstances of the licensed activity	Any misdemeanor as defined by Wisconsin Statutes	20
Underage Consumption/Possession	125.07(4)(b), 10.01	20
Open Intoxicants in Motor Vehicle Driver	346.935(1), 7.01	20
Cruelty to Animals	14.055	20
Permit Underage Person to Loiter on Premises	125.07(3)(b), 10.01	15
Employee Conduct	10.05	15
Underage in Premises	125.07 (4)(a)(3), 10.01	15
False Identification	125.085(3)(b)	15
Amplified Music	11.14.B.	10
Retail Theft	11.053	10
Gambling	11.04	10
Operational Requirements	10.05.G.	10
Pawnbroker/Secondhand License	13.02	10
Taxi License	13.07	10
Disorderly Conduct	11.02.M.	10
Battery	11.02.V.	10
Alcohol on Public Street	11.026	10
Operating After Revocation	343.44(1)(b), 7.01	10
Operating After Suspension	343.44(1)(a), 7.01	10
No Valid Drivers License	343.05(3), 7.01	5
Open Intoxicants in Motor Vehicle Passenger	346.935(1), 7.01	5

City of Kenosha Alcohol Demerit Point Schedule - 2022

License Not Posted/Proper Display	125.04(10), 10.01	5
Chapter 12 Amusement Enterprise/Device License	12.001, 12.01	5
Tobacco Violations (sale)	13.09	5
Smoking Prohibition (Bartender Only)	4.05	5
No Drivers License on Person	343.18(1), 7.01	0
Chapter 125 Violations Not Specified	Chapter 125	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 10 Violations Not Specified	Chapter 10	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 11 Violations Not Specified	Chapter 11	10 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 12 Violations Not Specified	Chapter 12	20 Demerit Points Unless Otherwise Assigned by Common Council
Ordinance Chapter 13 Violations Not Specified	Chapter 13	20 Demerit Points Unless Otherwise Assigned by Common Council
False Application	False Application	20 Demerit Points Unless Otherwise Assigned by Common Council



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: June 16, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator
Village Attorney Remzy Bitar
Scott Seymour, Building Inspector

AGENDA ITEM: #7 Review and discuss Ordinance 2026-007, an Ordinance to repeal and recreate section 9.01 of the Code of Ordinances relating to Hunting and Shooting

BACKGROUND:

The Village Inspector received a request from a resident to hunt on a 33 ft wide by 478.5 ft narrow property between two private residences. After discussing with Kenosha County, the ownership of the property is unclear; however, it was determined that it is a Village Right-of-Way for the possible future extension of 15th Street.

Staff looked at the current ordinances for guidance about the request.

- [Ordinance 9.01](#) prohibits the discharge of a firearm in the lakeshore area.
- [Ordinance 9.03](#) regulates shooting a projectile in public places.

While it is not the intent of the Village to restrict the rights of residents to lawfully hunt or bear arms, it is unclear if current ordinances restrict hunting or firing a projectile in a Village right-of-way unless it is a street, sidewalk, alley, highway, park playground or other public place within the Village. Other communities do regulate hunting such as Pleasant Prairie [Chapter 250-3](#).

Unlike Pleasant Prairie, the ordinance does not restrict trapping.

PRIOR ACTION TAKEN:

This item was reviewed at the May 19 Work Session and has been reviewed by the Village Attorney. In the event the Board agrees, it will be presented at the June 23 Board Meeting for action.

ATTACHMENTS:

Proposed Ordinance No. 2026-007

ORDINANCE NO. 2026-007

AN ORDINANCE TO REPEAL AND RECREATE SECTION 9.01 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS RELATING TO HUNTING AND SHOOTING

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby repeals and recreates Section 9.01 of the Code of Ordinances of the Village of Somers to read as follows:

§ 9.01 HUNTING AND SHOOTING.

A. No person shall fire or discharge any firearm, air rifle, spring gun or air gun (commonly referred to as "BB guns," "dart guns," "pellet guns" or "paintball guns") of any description or fire or discharge any instrument, bow and arrow, crossbow, slingshot or other weapon or device capable of discharging a single projectile, including an arrow, except this section shall not apply to the following:

- (1) Any authorized officer of the law in the performance of his duties.
- (2) At a shooting range, shotgun trap or skeet-shooting field, archery range, shooting gallery or public or private sportsman's range or club if allowed by the underlying zoning district.
- (3) Gun salutes as a special function at a parade, program or funeral.
- (4) The discharge of blank cartridges in a firearm suitable for their safe use when utilized as a starting signal device at athletic events or as a prop in any stage performance.
- (5) Hunting.
 - (a) The discharge of a shotgun or use of a bow and arrow for hunting wild animals and birds under licenses issued pursuant to Ch. 29, Wis. Stats., including the hunting of deer during the State of Wisconsin gun and bow and arrow deer seasons.
 - (b) Anyone engaged in the discharge of a shotgun or use of bow and arrow for hunting wild animals and birds under this section shall comply with all state statutes and rules promulgated by the Department of Natural Resources pertaining to game, including but not limited to the following:

- [1] State-designated hunting seasons, times, and zones.
- [2] State limits on the number of game obtained per season.
- [3] Safety measures.
- [4] Acquisition of necessary permits and licenses.
- [5] Penalties and fines for violations and noncompliance.

(6) Shooting or discharging a bow and arrow or crossbow.

(a) It shall be unlawful for a person to hunt with a bow and arrow or crossbow within a distance of 100 yards from a building located on another person's land. This restriction shall not apply if the person who owns the land on which the building is located allows the hunter to hunt with a bow and arrow or crossbow within the specified distance of the building. A building is defined as a permanent structure used for human occupancy and includes a manufactured home, as defined in § 101.91(2), Wis. Stats.

(b) A person who hunts with a bow and arrow or crossbow shall discharge the arrow or bolt from the weapon toward the ground.

B. Transporting weapons. No person shall possess, use or transport, while on the lands of another, within the Village, any firearm, air gun or other weapon or device capable of discharging a missile, unless the express permission of the owner or occupant of such land has been first obtained.

C. Hunting prohibited. Hunting on all Village-owned property, Village right-of-way or easements is prohibited.

D. It shall be illegal to discharge a firearm utilizing a single projectile in the area commencing at a point where the south boundary of the Village of Somers joins the water of Lake Michigan; thence northerly along and upon the shore waters of Lake Michigan to the north boundary of the Village of Somers (Kenosha-Racine County Line); thence westward along the northern boundary of the Village of Somers to the east line of the Chicago Northwestern Railway right-of-way thence southerly along the east line of the Chicago Northwestern railway right-of-way to the south line of the Village of Somers, (north line of the City of Kenosha); thence easterly along and upon the south line of the Village of Somers to the point of beginning.

Dated at Somers, Wisconsin, this _____ day of _____, 2026.

VILLAGE OF SOMERS

BY: _____
George Stoner, President

ATTEST: _____
Wendy Burnette, Clerk/Treasurer



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION MEMORANDUM**

WORK SESSION: June 16, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #8 Public Comments at all Village Board meetings

BACKGROUND:

Currently, the Village Board limits public comments to regular meetings only. Comments are made prior to consideration of action by the Village Board. If the public have a suggestion that the Board would like to consider, then the item must be tabled until the next work session.

At the last meeting, staff proposed a temporary pilot meeting schedule that continued to include two work sessions per month but limited to one regular meeting unless an item required urgent action. Additionally, staff proposed including public comments at all Village Board meetings.

At the 6/9 Village Board meeting, the proposed pilot meeting schedule / public comment guidelines were denied by a 2-2 vote.

UPDATES:

Following the meeting, Trustee Aupperle requested that the Village Board consider amending only the public comment guidelines to be included at all Village Board meetings. The guidelines would be subject to the same requirements.

SUGGESTED ACTION:

If the Village Board would like to consider, then the proposed public comment guidelines will be included for possible action at the 6/23 Village Board meeting.

ATTACHMENT:

Proposed Public Comment Guidelines



Village of Somers Board of Trustees **Public Comment Registration to Participate**

The Village of Somers Board of Trustees is interested in hearing from members of the public. In order to facilitate this process, a period of time has been set aside at the beginning of each Village Board **or work session** meeting to allow members of the public to speak to the board on any topic.

The following guidelines are to be adhered to in order to ensure an opportunity to the general public to address their Village Board. Your cooperation in following these guidelines is appreciated.

(Please print answers to all questions)

1. Date: _____

2. Name: _____

3. Street Address: _____

4. City, State, Zip Code: _____

5. Telephone (optional): _____

6. Email (optional): _____

7. Item on Agenda you wish to Speak **OR** Topic **OR** Comments:

(Please See Back of Page for Guidelines)



Guidelines

1. Members of the public wishing to address the Village of Somers Village Board are required to fill out a Registration for Participation in the Public Comment segment of the Board Agenda and present same to the Clerk prior to the start of the Village Board **or Work Session** Meeting.
2. Only those persons who have filled out the required registration form and presented to the Clerk will be allowed to address the Village Board.
3. A person may speak only once during the public comment period.
4. Each registrant will be allowed a maximum of five (5) minutes to address the Village Board on the topic they have listed on their Registration Form.
5. Village Board members are not to ask questions or engage in debate with the registrant.
6. Any materials which a person wish Village Board members to review must be given to the Clerk/Treasurer prior to the meeting for distribution
7. The President or other presiding officer at their discretion, may refer the registrants to staff for follow-up on any information presented.

The following Rules of Decorum shall apply to the Public Comment period of the Village Board **or Work Session Meeting:**

- Proper decorum must be observed by speakers in providing testimony and remarks during any public comment period. Speakers are expected to conduct themselves with civility and to accord a measure of dignity and respect.
- The President shall keep control of the meeting and require speakers and audience to refrain from abusive or profane remarks, disruptive outbursts, applause, protests, or other conduct which disrupts or interferes with the orderly conduct of the business of the meeting.
- Personal attacks on the Village Board Trustees, Village staff, other officials or members of the public are not allowed.
- Engaging in such conduct will be grounds for ending a speaker's time at the podium or removal from the meeting room at the discretion of the President.

I have read and agree to the terms set above _____ Date _____

Thank you for your Cooperation



www.somers.org

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

**VILLAGE OF SOMERS
VILLAGE WORK SESSION
MEETING ITEM MEMORANDUM**

MEETING DATE: June 16, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk/Treasurer

AGENDA ITEM: #9 Discuss Operator's License for Grace Eigenberger

BACKGROUND:

Grace Eigenberger has applied for an operator's license for the Village of Somers. Her background checks results showed violations within the past 5 years.

The reports have been discussed with Trustee Aupperle, and due to some charges, Trustee Aupperle advised that it go on a Village Work Session for review.

A copy of the results will be provided to each Board member in attendance. It is the Board's prerogative to invite them to attend the next meeting to answer any questions the Board might have.

PRIOR ACTION TAKEN:

None.



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**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: June 16, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #10 Review and discuss Special Event Permit application from J&M's Bar and Grill – The proposed special event will be on Saturday, June 27th from 11 a.m. to 9 p.m., located at 8013 12th Street, Kenosha, WI 53144

BACKGROUND:

J&Ms has applied for a special event to be held on June 27th from 11 a.m. to 9 p.m. They would like to have patio music to celebrate the new patio layout. (see attached). There will be no outdoor music after 9 p.m.

ATTACHMENTS:

Special Event Application with Operational and Security Plan Information and photos of patio.



Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

PAID
JUN 11 2026
VILLAGE OF SOMERS

OFFICE USE ONLY
DATE FILED: 6/11/26
INITIALS: WJ

Village of Somers Special Event Permit Single Event

Fee: \$75

Date(s) of Event: June 27, 2026 Hours of Event: 11am - 9pm
Description of Event: Small band / artist to enjoy the new patio layout

Licensee Name: Eclectic LLC

Corporation, Partnership, or Individual

Trade/Event Name: Jtm's Bar + Grill

Trade/Event Address: 8013 12th St. Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Justin Traugher

List Date of Birth of Agent (If Corporation/LLC) or Individual: 08/25/1990

Address: 173 Old Green Bay Rd Kenosha WI 53144
Street City State Zip

Phone: On File

Email: On File

(Correspondence will be via email if address is given)

Driver's License Number: WI
State

On File
Number

1. Have you ever received any tickets or been charged with any crimes or felonies in any state? ☐ Yes ☐ No
If yes, provide: Charge, State, Date, Result (including pending charges).
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
Failure to Yield	WI	11/2022	Guilty

2. Have you ever had your **driver's license suspended or revoked in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

3. Have you ever served or been sentenced to serve time in **jail or prison in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination **in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**. N/A

6. Have you lived at your current home address for the **past five (5) years**? ☒ Yes ☐ No

If no, please list all addresses which you have resided at in the past five (5) years.

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. False or incomplete answers will result in the denial/revocation of permit. (Individual applicants and each member of a partnership must sign; designed corporate officers must sign.)


Individual/Partner/Member Signature

6/10/2026
Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan**. This information is required. If not fully and accurately completed, the Special Event Permit application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided.

PLEASE NOTE: Special Events Permits confer no rights regarding alcohol licensing, which must be obtained by separate application and approval.



www.somers.org P.O. Box 197, Somers, WI 53171

PH: (262) 859-2822

• FAX: (262) 859-2331 •

SPECIAL EVENT PERMIT (single Day): ALCOHOL BEVERAGE INFORMATION

To be completed by Agent of Event

Will you be selling or giving away Alcohol at this special event?

Selling X
Giving Away _____

What types of alcohol beverages will be sold or given away Any alcohol
beverages covered under Class B Liquor license.

If selling, please contact the clerk for alcohol permits, if you don't already have them.

Name, address and phone number of the responsible person or third-party vendor for alcohol beverages.

Justin Traugber
173 Old Green Bay Rd Kenosha, WI 53144
262-989-8259

Bartenders must have a bartender's license in the Village of Somers. Please include a copy with this application.

If one is needed, please contact the Village of Somers to obtain a one-day event operator's license.

[Signature]
Individual/Partner/Member Signature

6/10/26
Date

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Legal occupancy limit for the premises: 112 persons

Attach scale drawing of parking plan

See attached area/mapping

Number of off-street parking spaces used to service the premises: Traditional parking spaces

Multiple parking spots in both traditional and south lot.

Description of the off-street parking spaces used to service the premises: Parking available in traditional lot and significant amount of parking in south lot, with easement to 80th Ave.

Describe the sound amplification equipment to be used (if any): Microphone(s), guitars and other speaker sound systems intended for a solo or small band

Attach drawing of where stage will be located. Will it be roped off? Please provide full details.

Patio is fenced in with two exit gates

Identify any sound mitigation strategies to be implemented: Music to be played in the far east corner of patio, adjacent to the east commercial building. Speakers and other equipment will be directed to our south parking lot behind patio; away from the only surrounding residential neighbor.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise: Noise levels will be appropriate to ensure our customers and our residential neighbor will not be uncomfortable and can still converse without overly loud music or amplification. Multiple garbage cans are available, plus staff will continue disposing of litter during and after the event

Security Plan

Attach scale drawing of elements of Security Plan

See attached patio photos. 2 gates for exit

Description of clothing to identify security personnel: If applicable, security personnel will be provided bright neon items apparel with "Security".

Are security personnel employees? If not, provide contact information for outside security firm: Yes, myself and/or other employees as needed.

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: There are no identified crosswalks. Parking in the traditional lot will allow customers to exit traveling east or west on Hwy E. In addition, south parking lot allows customers to exit safely on the side street (80th Ave) to Hwy E or well.

How will the entrance line be managed and controlled: With the south parking lot addition, customers can enter off of Hwy E and/or line up on 80th Ave, a quiet side street without disturbing any traffic on Hwy E.

Will any security personnel be armed? ☐ Yes ☒ No If yes, provide individual names and addresses

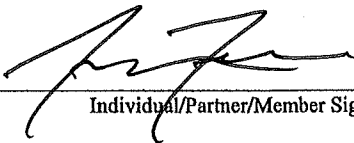
Plan for unruly patrons, intoxicated patrons, and physical disturbances (including fights): The patron(s) will be asked to leave, escorted from the premises and if necessary, authorities will be notified immediately.

Underage drinking and fake ID plan: Consistent with our normal operation, any patron that appears to be under the legal drinking age will be ID'd as appropriate to ensure no false identification and/or underage drinking. Fake IDs will be confiscated and disposed of.

Provide the first and last name of all management personnel:

Justin Traugher
Megan Traugher

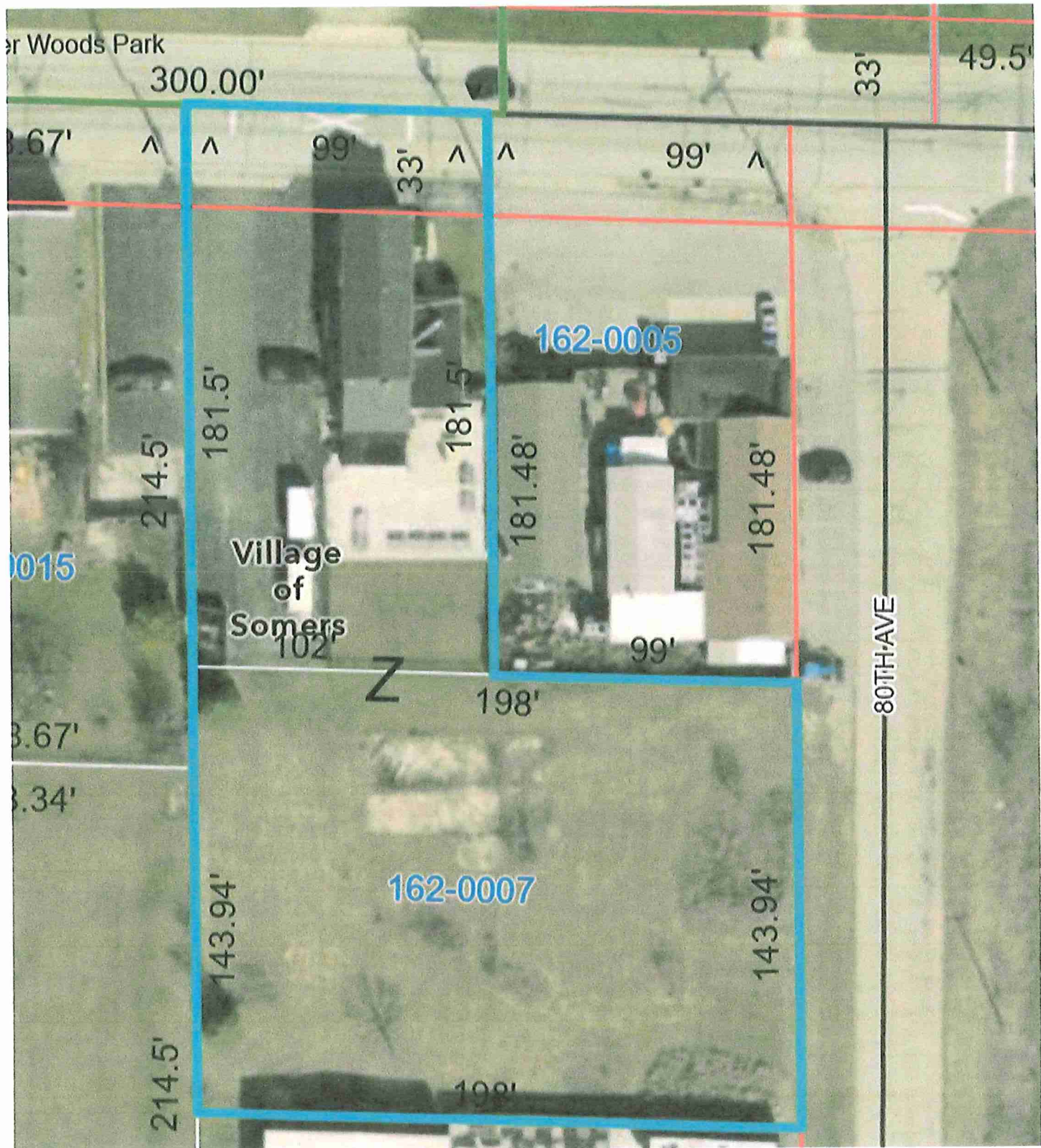
READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.



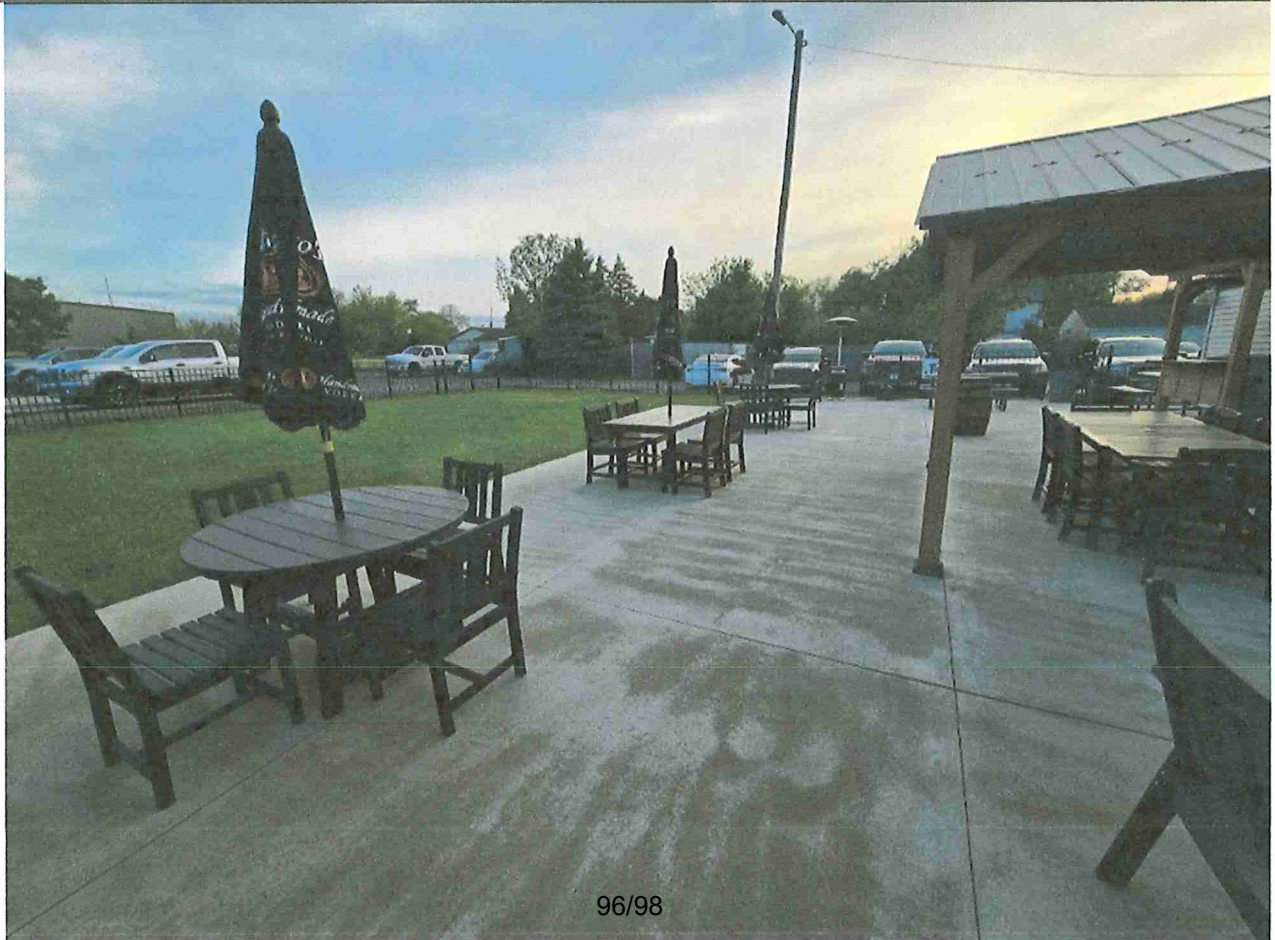
Individual/Partner/Member Signature

6/10/26

Date







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

**Village Board Meeting
Tentative Agenda
Tuesday, June 23, 2026
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on June 9th, Vouchers dated June 4 and 11, & ACH Payments
4	Correspondence: Letter from Root-Pike WIN regarding the Menominee Casino project.
5	President and Trustee Comments
6	Citizens Comments
7	Motion to adopt Ordinances #2026-003 to 005 to Amend the Comprehensive Plan: Shoreland Lutheran High School, Maplecrest Development, Somers Creek
8	Motion to adopt Ordinance # 2026-006 to Amend the Comprehensive Plan: David W Rasmussen & Scott B Rasmussen, 2004 3rd Street, Kenosha, WI 53140 (Owner), Raymond C. Leffler, 8338 Corporate Drive, Mt. Pleasant, WI 53406 (Agent); requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved to Medium-Density Residential, Suburban-Density Residential, PEC, Nonfarmed Wetland, Other Conservancy Land to be Preserved, on Tax Parcel # 83-4- 223-062-0200, located in the NW ¼ of Section 6, T2N, R23E, Village of Somers. <i>(For information use only, the property is located on the south side of Highway 195 at 1911 1st Street).</i>
9	Motion to adopt Ordinance #2026-007 to repeal and recreate Section 9.01 of the Code of Ordinances relating to Hunting and Shooting

10	Motion to amend the procedures for public comments at Village Board meetings
11	Action on Operator's License: Grace Eigenberger
12	Action on Operator's Licenses: Ella Cater, Lauri Deeds, Hannah Eiden, Samara Gorman, Alyssa Harper, William Harris, Montana Hipper, Julie Kunath, Richard Mancilla, Angela Quillen, Daniel Santarelli, Lilith Sorenson, Anna Vignali
13	Action on Special Event Permit application from J&M's Bar and Grill for Saturday, June 27 th from 11 a.m. to 9 p.m., located at 8013 12th Street, Kenosha, WI 53144
14	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 23, 2026 Village Work Session & **Tentative** Agenda in 1 public place & on the Village website.

Dated this 12th day of June, 2026

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**