

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

**Village Plan Commission Meeting  
Agenda  
Monday, June 8, 2026  
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of January 12, 2026 and April 13, 2026 Meetings
4. Correspondence: none
5. Citizen Comments

**6. 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 1<sup>st</sup> Street).*

**7. 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 1<sup>st</sup> Street).*

**8. 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 1<sup>st</sup> Street).*

**9. Plan Commission Conceptual Approval:**

**Recommendation on Request by:** RPF Somers Outlots LLC, 1949 St Johns Ave., Ste 202, Highland Park, IL 60035 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requesting a conceptual review of an assisted living facility on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the NW 1/4 of Section 19, T2N, R22E, Village of Somers. Said conceptual approval is subject to formal approvals by the Village Board of a land use plan amendment, rezoning, and site plan, building fenestration and stormwater management plan approvals. *(for information only, this property is located on one of the Hawthorn Apartments outlots on the two parcels fronting Green Bay Road, just north of the Veterinarian Clinic).*

**10. 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 8, 2026 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

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



Village of Somers  
Proceeding from the Village Plan  
Commission Meeting  
April 13, 2026

**1. Call to Order**

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

Present:

- Chairman George **Stoner**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**
- Commissioner Kent Mayes

Absent:

- Administrator Jim Hurley
- Commissioner Jerry Romanowski
- Commission Troy Steege
- Alternate Patrick Juliana

Staff present in person: Assistant Administrator Kevin Poirier, Deputy Clerk Treasurer Eugenia Lara, and Chief Andersen

Village Trustees: Jackie Nelson, Karl Ostby, Joe Smith, Scott Fredrick and Ben Harbach

Doug Snyder Village Engineer

Kenosha County Planners: Andy Buehler

Others: Gregg Sinnen

**2. Pledge of Allegiance**

Chairman Stoner led everyone in the Pledge of Allegiance.

**3. Approve Minutes of March 9, 2026 Meeting**

Commissioner Donald Boxx moved to approve to the minutes.

Seconded by Commissioner Michael DeLuca.

Motion carried. 5-0 vote.

#### 4. Correspondence

None

#### 5. Citizen Comments

Multiple residents spoke during the citizen comment period, primarily expressing concerns about two proposed developments. Staff reminded attendees of the three-minute limit per speaker and that speakers could only comment once during this period.

- **Margaret A. Earl** -1901 2<sup>nd</sup> Pl from Country Meadows spoke against the proposed townhouse development, citing concerns about traffic congestion with only one entrance/exit point, stormwater management issues, and the development's failure to follow the comprehensive plan. She emphasized the increased volume of delivery vehicles compared to when the comprehensive plan was written and warned of potential flooding problems based on her experience with similar developments.
- **Sherry Westhoff- 1360 88<sup>th</sup> Ave** expressed concerns about a development backing up to her property on Highway 13, noting the area was becoming less peaceful with increased development and dump truck traffic.
- **Toni Kuehl** – 2015 2<sup>nd</sup> Pl representing the Country Meadows Association Board of Directors, echoed concerns about surface water management and inadequate access for the 35 adjacent units her association represents.
- **Donna Poulsen** – 136 13<sup>th</sup> Ave questioned how emergency services would handle increased population given the recent referendum failure and expressed concern about the single entrance/exit point.
- **Brian Sorensen** – 1919 8<sup>th</sup> Pl asked about traffic studies and requested to see the data, particularly regarding the roundabout and future traffic projections.
- **Jim Poulsen** – 240 13<sup>th</sup> Ave appreciated that recent plans showed preservation of trees on the eastern property line but requested consideration of a second entrance/exit. He also expressed concerns about potential trespassing on his adjacent wooded property.
- **Scott Arneberg** – 250 13<sup>th</sup> Ave a Kenosha firefighter, emphasized preserving the rural character of the community and stressed that emergency services are already understaffed for current residents, making additional housing problematic.
- **Ted Terletzky** – 9015 12<sup>th</sup> St spoke about flooding issues behind the MasterCraft development, noting continuous flooding since Charmed Estates was built. He criticized the lack of retention ponds in current plans and questioned why developers are moving dirt before final approval.
- **Patti Tetzlaff** 9001 12<sup>th</sup> St emphasized that no new building should occur until fire, police, and public works services are adequately staffed, noting the referendum

failure left these issues unresolved.

## **6. Rezone:**

**Public Hearing and Action on Request by:** Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI 53144 (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers. *(For information use only, the property is located on the south side of Highway E approximately in the 9100 block).*

President Stoner opened the public hearing for the MasterCraft LLC rezoning request from A-2 General Agricultural District to R-4.5 Urban Single Family Residential District, C-1 Lowland Resource Conservancy District, and PUD Plan Unit Development Overlay District. No one spoke during the public hearing, so it was closed.

Village Engineer Doug Snyder explained the development would include a stormwater pond designed to discharge at pre-development rates according to village ordinances. Water service would extend from the new 12th Street, and sewer would be extended throughout the development. He noted the current filling was permitted and using material from the water main installation.

However, Snyder expressed reservations about moving forward with the preliminary plat, stating the developer was opposed to village standards for curb and gutter, and more design work was needed to ensure the proposal would fit the intended parcel.

Plan Commissioner Donald Boxx expressed similar concerns about ensuring engineering resources were comfortable with the development before proceeding.

Nancy Washburn, representing MasterCraft, clarified that the rezoning was a separate issue from the preliminary plat. She explained they were re-hearing the rezoning due to improper village notices, though it had been previously approved. She mentioned an important meeting scheduled for the next morning to discuss engineering standards.

President Stoner explained that access points are controlled by state and county authorities, not the village, with both Highway KR and Highway E limited to single access points despite village efforts to obtain multiple access points.

Motion: Commissioner Boxx moved to table the rezoning until engineering questions were resolved.

Commissioner DeLuca seconded. The motion passed unanimously.

## **7. Land Division (Preliminary Plat):**

**Discussion and Action on Request by:** Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha,

WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting Preliminary Plat review of Bella Terra Subdivision on Tax Parcel #82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

This item was tabled along with the rezoning as they were related matters requiring resolution of engineering standards.

### **8. Comp Plan Amendment:**

**Public Hearing and Action on Request by:** David W Rasmussen & Scott B Rasmussen, 2004 3<sup>rd</sup> 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)*. Original Post Date: April 2, 2026, Amended April 7, 2026

President Stoner opened the public hearing for the David W. Rasmussen and Scott B. Rasmussen comprehensive plan amendment request. No one spoke during the public hearing, so it was closed.

Commissioner Boxx provided extensive background on the request, noting that seven neighbors had spoken against it at the March 9 meeting. He explained the comprehensive planning process, which involved Rueckert Milke consulting firm working with the Plan Commission through public meetings from 2007-2010 to develop 16 neighborhood plans.

Boxx expressed concern about the amendment's proposal to add multifamily residential development to an area planned for low-to-medium density single-family residential at one unit per acre. He noted the plan already identified two small multifamily areas and questioned adding more when 45 percent would become multifamily units.

He also addressed procedural concerns, citing Wisconsin statute 66.1001 and SEWRPC requirements for comprehensive plan amendments, questioning whether the Plan Commission's advisory role was binding. He noted SEWRPC's 2010 population projection of 22,471 residents by 2025 was significantly higher than the actual 2025 population of 8,711.

President Stoner expressed frustration with the commission's approach to development, arguing that stopping all development would harm the village financially and chase away developers. He emphasized the high quality of the village's development standards and noted that homes in current developments were selling for \$550,000 to \$900,000, with acre lots potentially reaching \$1 million.

Commissioner DeLuca suggested another joint meeting between the board and commission to discuss these issues.

Motion: Commissioner Boxx moved to deny the comprehensive plan amendment.

Michael DeLuca Seconded the motion. After discussion, the motion passed 3-2 vote.

**9. Rezone:**

**Public Hearing and Action on Request by:** David W Rasmussen & Scott B Rasmussen, 2004 3<sup>rd</sup> 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).*

Motioned by Commissioner Michael DeLuca to deny the rezone.

Seconded by Commissioner Donald Boxx  
3-2 vote.

**10. Preliminary Plat (land division):**

**Discussion and Action on Request by:** David W Rasmussen & Scott B Rasmussen, 2004 3<sup>rd</sup> 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).*

Motioned by Commissioner Don Boxx to deny the rezone.

Seconded by Commissioner Michael DeLuca  
3-2 vote.

**11. Adjourn**

**The meeting and was adjourned at 6:24pm by Commissioner Michael DeLuca  
Seconded by Commissioner Don Boxx**

**5-0 vote.**

Drafted 04.13. 2026.

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



**Village of Somers  
Proceeding from the Village Plan  
Commission Meeting  
January 12, 2026**

**1. Call to Order**

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

Present:

- Chairman George Stoner
- Commissioner Vinnie Chambers
- Commissioner Donald Boxx
- Commissioner Gregg Thompson
- Commissioner Troy Steege
- Alternate Pat Juliana

Absent:

- Commissioner Jerry Romanowski
- Commissioner Michael Deluca

Staff present in person: Administrator Jim Hurley, Deputy Clerk Treasurer Eugenia Lara, and Chief Andersen

Village Trustees: Jackie Nelson

**2. Pledge of Allegiance**

Chairman Stoner led everyone in the Pledge of Allegiance.

**3. Approve Minutes of December 9, 2025 Meeting**

Commissioner Boxx moved to approve minutes of December 9, 2025 meeting.

Seconded by Commissioner Juliana

Motion carried. 6-0 vote.

**4. Correspondence**

None

**5. Citizen Comments**

None

6. **Rezone with PUD:**

**Public Hearing and Action on Request by:** ENGENDREN LLC, 9625 55TH ST., Kenosha, WI 53144 (Owner); requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. amendment to allow a reduced side yard setback of 9.2 feet from the southwest corner of existing building, on Tax Parcel #82-4-221-131-0503, located in the NE ¼ Section 13, T2 N, R21 E, Village of Somers. *(For information use only, the property is located at the southwest corner of Highway E and the West Frontage Road).*

Commissioner Donald Boxx moved to action on request by: ENGENDREN LLC, 9625 55TH ST., Kenosha, WI 53144 (Owner); requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. amendment to allow a reduced side yard setback of 9.2 feet from the southwest corner of existing building, on Tax Parcel #82-4-221-131-0503, located in the NE ¼ Section 13, T2 N, R21 E, Village of Somers. *(For information use only, the property is located at the southwest corner of Highway E and the West Frontage Road).*

Seconded by: Commissioner Juliana                      Motion carried 6-0 vote.

7. **Rezone:**

**Public Hearing and Action on Request by:** Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501 Bell Street, Dubuque, IA 52001 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist., on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

Commissioner Boxx moved to action on request by: Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501 Bell Street, Dubuque, IA 52001 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist., on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

Seconded by: Commissioner Juliana                      Motion carried 6-0 vote

8. **Conditional Use Permit:**

**Public Hearing and Action on Request by:** Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501

Bell Street, Dubuque, IA 52001 (Agent), requests a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

Commissioner Boxx moved to action on request by: Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501 Bell Street, Dubuque, IA 52001 (Agent), requests a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

Seconded by: Commissioner Juliana

Motion carried 6-0 vote.

**9. Site Plan Review & Exterior Fenestration:**

**Discussion and Action Request by:** Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501 Bell Street, Dubuque, IA 52001 (Agent), requests approval of site plan and exterior fenestration on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

**Commissioner Boxx moved to action discussion request by:** Frederick Family Revocable Trust, 9322 11TH AVE., Pleasant Prairie, WI 53158 (Owner), Chris Helle, Truck Country of Wisconsin, 501 Bell Street, Dubuque, IA 52001 (Agent), requests approval of site plan and exterior fenestration on current Tax Parcel # 45-4-221-241-0102, located in the NE 1/4 of Section 24, T2N, R21E, Town of Paris (parcel to be annexed into Village of Somers). *(For information use only, the property is located on the West Frontage Road, just south of Point Ready Mix).*

Owner Christopher Helle noted that there will be a customer waiting area and showers only for employees.

Commissioner Steege asked question regarding exterior fenestration.

Commissioner Chambers like what was shown.

Commissioner Thompsen as what was the start and completion of the project.

Commissioner Boxx asked how many shifts and noise level.

Chris Helle noted that it would be standard repairs and doors would be closed.

Seconded by: Commissioner Juliana

Motion carried 6-0 vote.

- 10. Preliminary Plat (land division): Discussion and Action on Request by:** Home Path Financial Limited Partnership, 19435 W Capitol Dr #102, Brookfield, WI 53045 (Owner), Ken Frank, Home Path Financial, 5116 N 126th St., Butler, WI 53007 (Agent), requesting approval of a preliminary plat (dated November 18th, 2025 and prepared by James D. Baker of Manhard Consulting) on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is located at the southwest corner of Highway H and 18th Street).*

Greg Thompsen moved to action on request by: Home Path Financial Limited Partnership, 19435 W Capitol Dr #102, Brookfield, WI 53045 (Owner), Ken Frank, Home Path Financial, 5116 N 126th St., Butler, WI 53007 (Agent), requesting approval of a preliminary plat (dated November 18th, 2025 and prepared by James D. Baker of Manhard Consulting) on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is located at the southwest corner of Highway H and 18th Street).*

Seconded by: Commissioner Juliana

Motion carried 5-1 vote.

Commissioner Boxx did not wish to vote.

- 11. Discussion and Action on:** Proposed *Duplex Condominium Homes Standards*. Those standards were reviewed by the Village Board at the January 6 Work Session. Trustees request Plan Commissioners comments and recommendation on the standard to be presented to the Jan. 20 Village Work Session.

Commissioner Boxx moved to action on proposed Duplex Condominium Homes standards. Those Standards were reviewed by the Village Board at the January 6 Work Session. Trustees request Plan Commissioners comments and recommendation on the standard to be presented to the January 20 Village Work Session.

Commissioner Steege mentioned the signage on what were the standards of the Village.

Trustee Nelson enforced compliance. Would like to have a form made out with boxes and what exceptions to upcoming developments so there is a system in place for all to not what they would like on developments.

12. **Adjourn:** 6:32 p.m.

Commissioner Boxx moved to adjourn.  
Seconded by Commissioner Thompsen.  
Motion carried 6-0 vote.

Drafted 1/14/ 2026. These minutes are not official until approved by the Plan Commission. Submitted by Deputy/Clerk Treasurer Eugenia Lara.

**VILLAGE OF SOMERS  
VILLAGE PLAN COMMISSION  
ITEM MEMORANDUM**

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**WORK SESSION:** June 8, 2026

**TO:** Village Plan Commission

**PREPARED BY:** Jim Hurley, Administrator  
Jackie Nelson, Village Trustee

- AGENDA ITEM:** #6 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).*
- #7 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).*
- #8 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).*

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## 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 for the reasons set forth below:

- Five neighboring subdivisions, including Whispering Meadows, Golf Glen, Shannon Farms, Avalon Estates, and Covelli Heights, are all located within one mile of the proposed development. Lots within these subdivisions are all less than one acre in size. The majority of lots are one-half acre or smaller, with the adjacent Whispering Meadows subdivision consisting primarily of approximately 0.35-acre lots.
- The current proposal includes a range of lot sizes from 12,150 – 19,000 square feet, which provides a variety of options for prospective buyers. Current market trends show higher demand for quality homes on lots less than one acre.
- The Developer estimates the value of the proposed detached single-family homes will be \$600,000 or greater. The existence of five nearby subdivisions developed with lot sizes substantially smaller than one acre demonstrates that the local housing market readily supports smaller lot configurations without adversely affecting neighborhood character, stability, or property values.
- The average 2025 assessed value among sampled homes within the five subdivisions is approximately \$511,779, below the proposed single-family proposed home.

- Water and sewer infrastructure are available to the subdivision.
- The 2008 Country Club Neighborhood Plan is eighteen years old and should be reevaluated based on current population estimates and infrastructure capacity.
- State statute does allow for Plans to be amended under certain conditions, such as infrastructure expansion, changes in market trends, and development patterns. The Village Board agreed that the proposal is compatible with the surrounding neighborhoods, and these factors support reconsideration by the Plan Commission.

The Developer requested two access points to the proposed subdivision, but only one was allowed on S.T.H 195 (KR) by the DOT. Even if the Village were to receive a proposal for a development with larger lots, the DOT still will not allow a second access point.

#### 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 Resolution 2026-001

February 26, 2026

Luke Godshall  
Kenosha County Planning & Development  
19600 75<sup>th</sup> Street  
Bristol, WI 53104

RECEIVED

FEB 27 2026

Kenosha County  
Planning & Development

Re: Bose Farms – Rasmussen Submittal

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

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## 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

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

May 2015

## 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

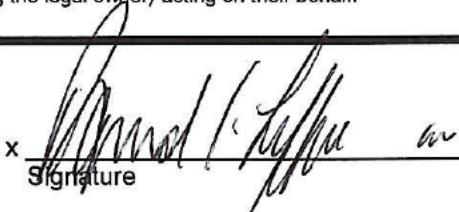
Phone Number: 

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 <sup>th</sup> 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**

**VILLAGE OF SOMERS  
PLAN COMMISSION  
RESOLUTION NO. 2026-001**

**RESOLUTION APPROVING AN AMENDMENT TO THE MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN FOR KENOSHA COUNTY AS IT PERTAINS TO THE  
VILLAGE OF SOMERS**

WHEREAS, the Village of Somers, pursuant to § 62.23, and § 61.35, of Wisconsin Statutes, created the Village Plan Commission to function in accordance with the provisions of § 62.23, Wisconsin Statutes; and

WHEREAS, the Town Board adopted the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 as the Town Comprehensive Plan on March 9, 2010, following extensive public participation. Per § 18.38(A) of the Town Code, the Plan was adopted by the Village of Somers; and

WHEREAS, David W Rasmussen & Scott B Rasmussen, owners, has submitted a petition to the Plan Commission consistent with the application procedures for comprehensive plan amendments established by the Village; and

WHEREAS, the petitioner 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.

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all the required elements specified in § 66.1001(2) of the Wisconsin Statutes and the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Village has duly noticed and held a public hearing on the proposed amendment, following the procedures in § 66.1001(4)(d) of the Wisconsin Statutes and the public participation plan for comprehensive plan amendments adopted by the Village Board.

NOW, THEREFORE, BE IT RESOLVED that pursuant to § 66.1001(4)(b) of the Wisconsin Statutes, the Village of Somers Plan Commission hereby approves the amendment to the Multi-Jurisdictional Comprehensive Plan for Kenosha County as it pertains to the Village of Somers.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance to adopt the comprehensive plan amendment.

Dated at Somers, Wisconsin, this \_\_\_\_\_ day of June, 2026.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, Village Plan Commission Chairperson

Attest: \_\_\_\_\_  
Wendy Burnette, Clerk/Treasurer



**VILLAGE OF SOMERS**  
**Department of Planning and Development**

Sept. 2021

**RECEIVED**

**REZONING APPLICATION**

FEB 27 2026

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: [Redacted] E-mail (optional): [Redacted]

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: KR 195, LLC

Mailing Address: 8338 Corporate Dr.

City: Mt. Pleasant State: WI Zip: 53406

Phone Number: [Redacted] E-mail (optional): [Redacted]

(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 platted 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:

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

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

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input checked="" type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input checked="" type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input checked="" type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input checked="" type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Nonfarmed Wetland
<input type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> 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°46'63" 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:

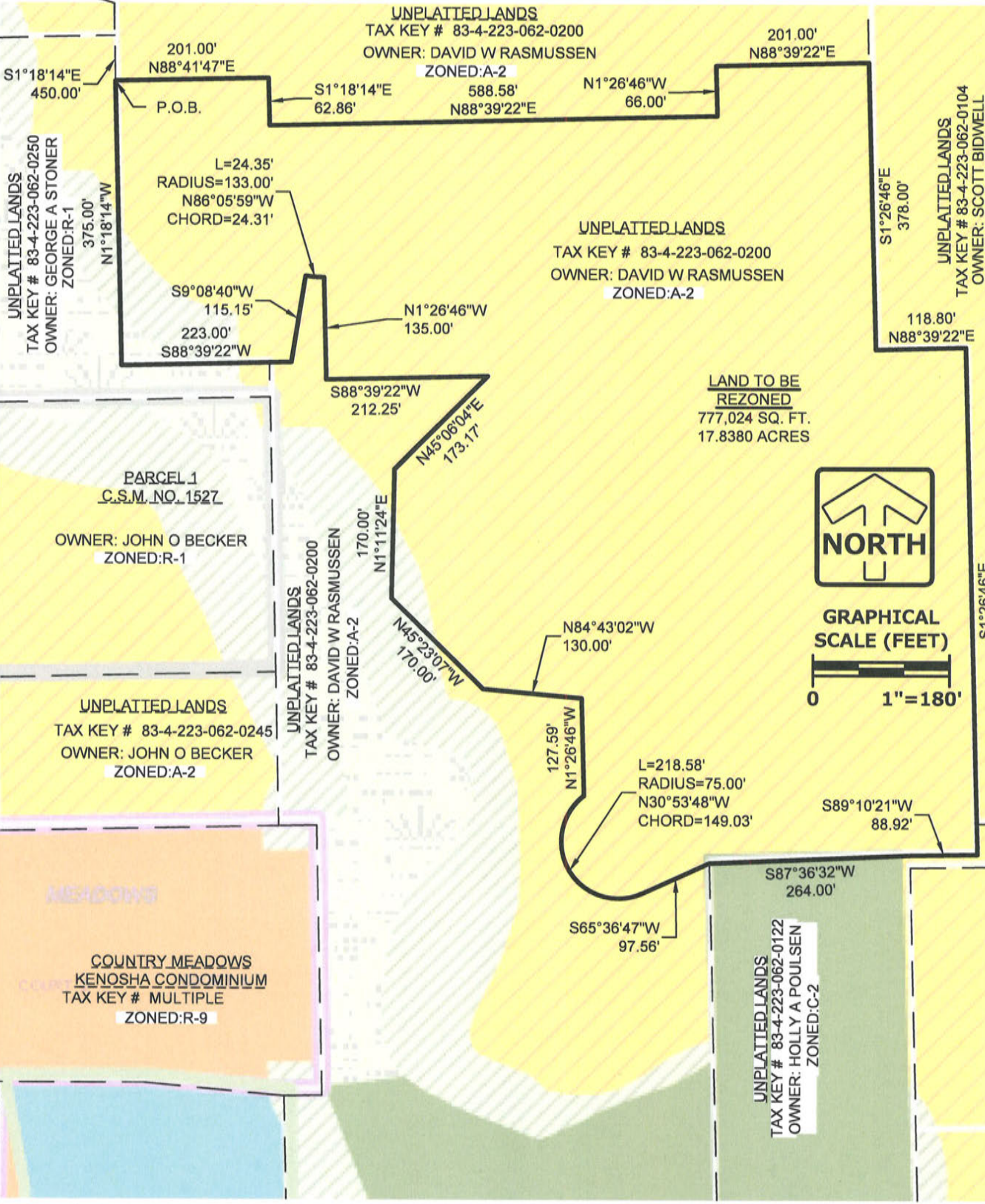
Address:  
1911 1ST STREET

NW CORNER, NW 1/4 SEC. 6, T2N, R23E  
P.O.C.

NE CORNER, NW 1/4 SEC. 6, T2N, R23E

N88°39'22"E 2626.11

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



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

DRAFTED BY:JWD

## 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  $88^{\circ}39'22''$  East along the north line of said section, 528.00 feet; thence South  $01^{\circ}18'14''$  East, 450.00 feet to the Point of Beginning:

Thence North  $88^{\circ}41'47''$  East, 201.00 feet; thence South  $1^{\circ}18'14''$  East, 62.86 feet; thence North  $88^{\circ}39'22''$  East, 588.58 feet; thence North  $1^{\circ}26'46''$  West, 66.00 feet; thence North  $88^{\circ}39'22''$  East, 201.00 feet; thence South  $1^{\circ}26'46''$  East, 378.00 feet; thence North  $88^{\circ}39'22''$  East, 118.80 feet; thence South  $1^{\circ}26'46''$  East, 665.39 feet; thence South  $89^{\circ}10'21''$  West, 88.92 feet; thence South  $87^{\circ}36'32''$  West, 264.00 feet; thence South  $65^{\circ}36'47''$  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  $30^{\circ}53'48''$  West, 149.03 feet; thence North  $1^{\circ}26'46''$  West, 127.59 feet; thence North  $84^{\circ}43'02''$  West, 130.00 feet; thence North  $45^{\circ}23'07''$  West, 170.00 feet; thence North  $1^{\circ}11'24''$  East, 170.00 feet; thence North  $45^{\circ}06'04''$  East, 173.17 feet; thence South  $88^{\circ}39'22''$  West, 212.25 feet; thence North  $1^{\circ}26'46''$  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  $86^{\circ}05'59''$  West 24.31 feet; thence South  $9^{\circ}08'40''$  West, 115.15 feet; thence South  $88^{\circ}39'22''$  West, 223.00 feet; thence North  $1^{\circ}18'14''$  West, 375.00 feet to the Point of Beginning.

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

DRAFTED BY:JWD

**REZONING EXHIBIT R-4.5**

SHEET 2 OF 2

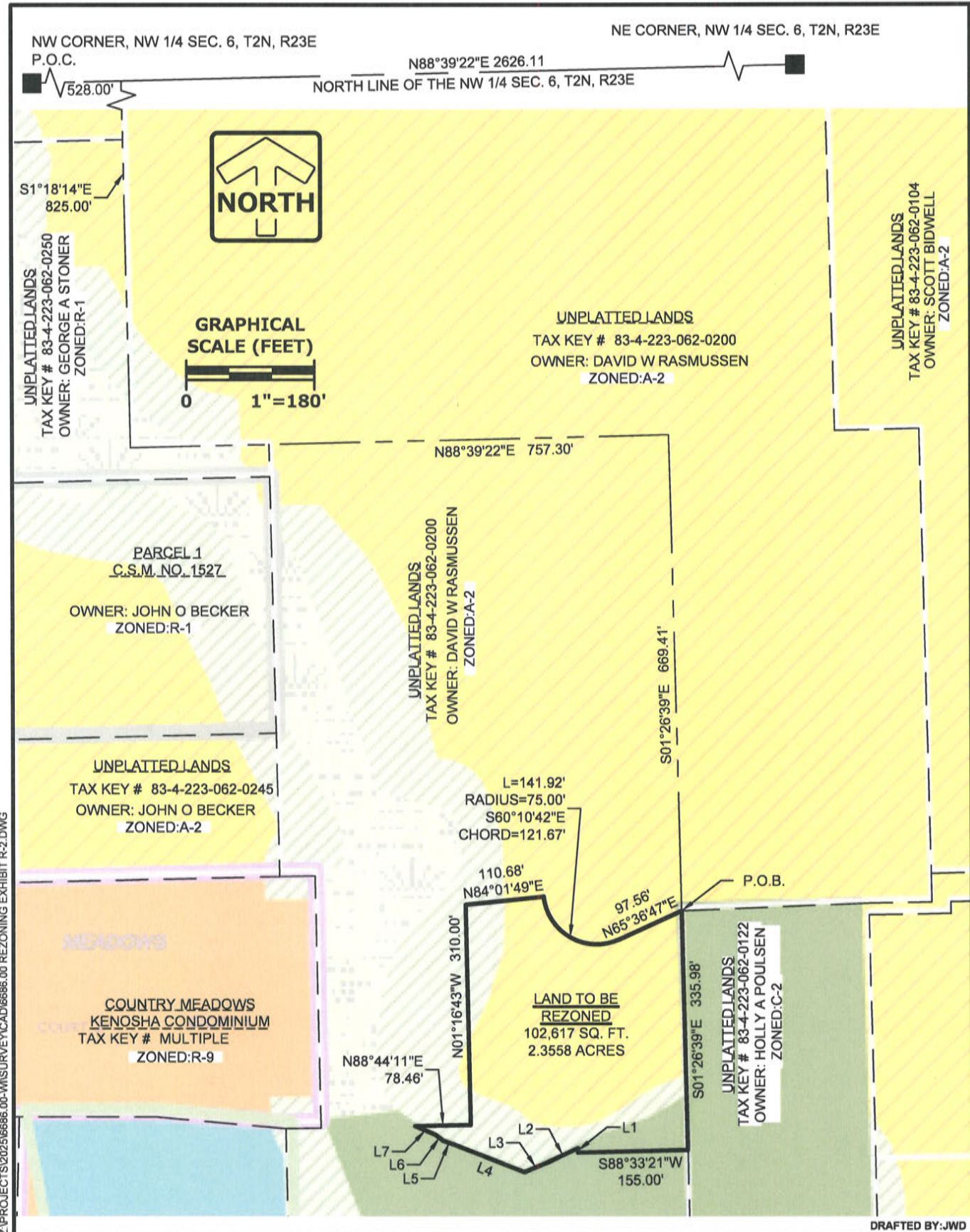
02/26/2026

**PINNACLE ENGINEERING GROUP**

**PLAN | DESIGN | DELIVER**

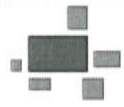
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 WWW.PINNACLE-ENGR.COM

**PEG JOB#6686.00**



Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT R-2.DWG

DRAFTED BY: JWD



## 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'

Z:\PROJECTS\2025\6686.00-W\SURVEY\CAD\6686.00 REZONING EXHIBIT R-2.DWG

DRAFTED BY:JWD

**REZONING EXHIBIT R-2**

SHEET 1 OF 2

02/26/2026

**PINNACLE ENGINEERING GROUP**

**PLAN | DESIGN | DELIVER**

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PEG JOB#6686.00

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

528.00'

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

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'

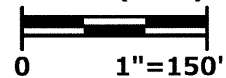
L=24.35'  
RADIUS=133.00'  
S86°05'59"E  
CHORD=24.31'

S1°26'46"E 135.00'

212.25'  
N88°39'22"E



GRAPHICAL  
SCALE (FEET)



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

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

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 # 83-4-223-062-0245  
OWNER: JOHN O BECKER  
ZONED: A-2

S1°11'24"W 170.00'

S45°23'07"E 170.00'

130.00'  
S84°43'02"E

S1°26'46"E 127.59'

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

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'

Z:\PROJECTS\2025\6686.00-WMSURVEY\CAD\6686.00 REZONING EXHIBIT C-1.DWG

DRAFTED BY: JWD

# REZONING EXHIBIT C-1

SHEET 1 OF 2

02/26/2026

PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

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.

Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT C-1.DWG

DRAFTED BY:JWD



**REZONING EXHIBIT C-1**

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

42/81

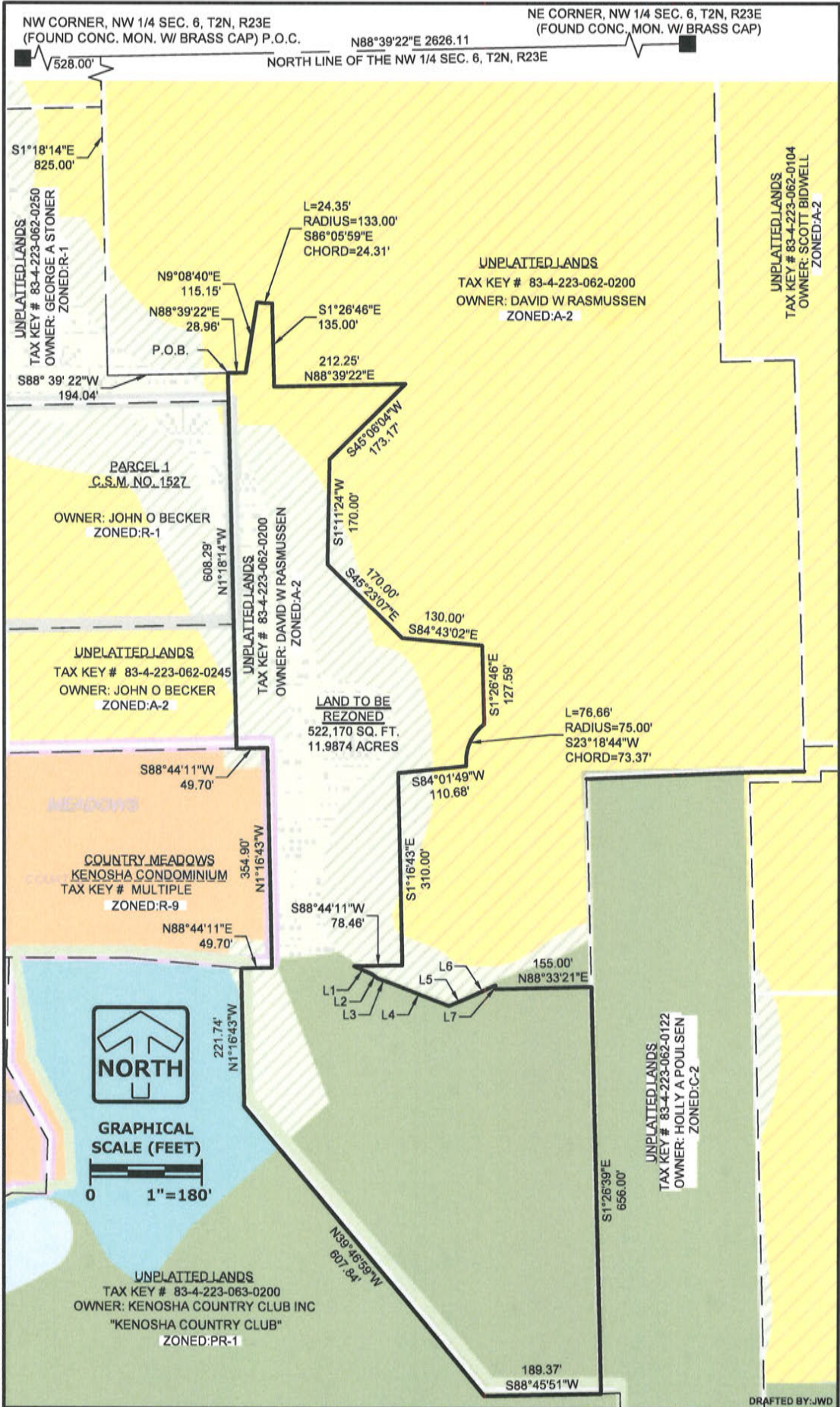
SHEET 1 OF 2

02/26/2026

**PLAN | DESIGN | DELIVER**

**PEG JOB#6686.00**

WWW.PINNACLE-ENGR.COM



Z:\PROJECTS\2025\6686-00-MSURVEY\CAD\6686-00-REZONING EXHIBIT C-2.DWG

DRAFTED BY: JWD

**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'

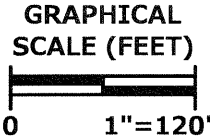
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DRAFTED BY: JWD



Z:\PROJECTS\2025\6686.00-WISURVEY\CAD\6686.00 REZONING EXHIBIT R-8.DWG

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

VILLAGE OF MOUNT PLEASANT  
RACINE COUNTY

KENOSHA COUNTY

VILLAGE OF SOMERS

UNPLATTED LANDS  
TAX KEY #  
83-4-223-062-0210  
OWNER: DIRK M INGRAM

UNPLATTED LANDS  
TAX KEY #  
83-4-223-062-0220  
OWNER: ROS CHI LLC

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

S01°18'14"E 65.00'  
N01°18'14"W 385.00'

P.O.B.

S88°41'47"W 201.00'  
N01°18'14"W 62.86'

N88°39'22"E 989.47'

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

LAND TO BE  
REZONED  
417,616 SQ. FT.  
9.5871 ACRES

S88°39'22"W 588.58'

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

S88°39'22"W 201.00'  
S01°26'46"E 66.00'

S01°26'46"E 382.00'  
UNPLATTED LANDS  
TAX KEY # 83-4-223-062-0104  
OWNER: SCOTT BIDWELL  
ZONED: A-2

DRAFTED BY: JWD

# REZONING EXHIBIT R-8

SHEET 1 OF 2

02/28/2026

PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

45/81  
WWW.PINNACLE-ENGR.COM

PEG JOB #6686.00

**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**

**PLAN | DESIGN | DELIVER**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

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PEGJOB#6686.00



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 1<sup>ST</sup> ST, east of  
22<sup>ND</sup> Ave + west of 13<sup>TH</sup> 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  No ( )

The subdivision will be served by public sewer ..... Yes  No ( )


The subdivision abuts a county trunk highway ..... Yes ( ) No

The subdivision contains shoreland/floodplain areas ..... Yes  No ( )

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

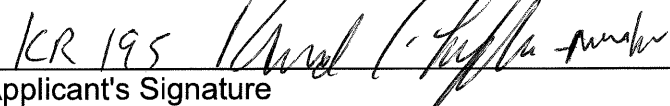
\*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

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.

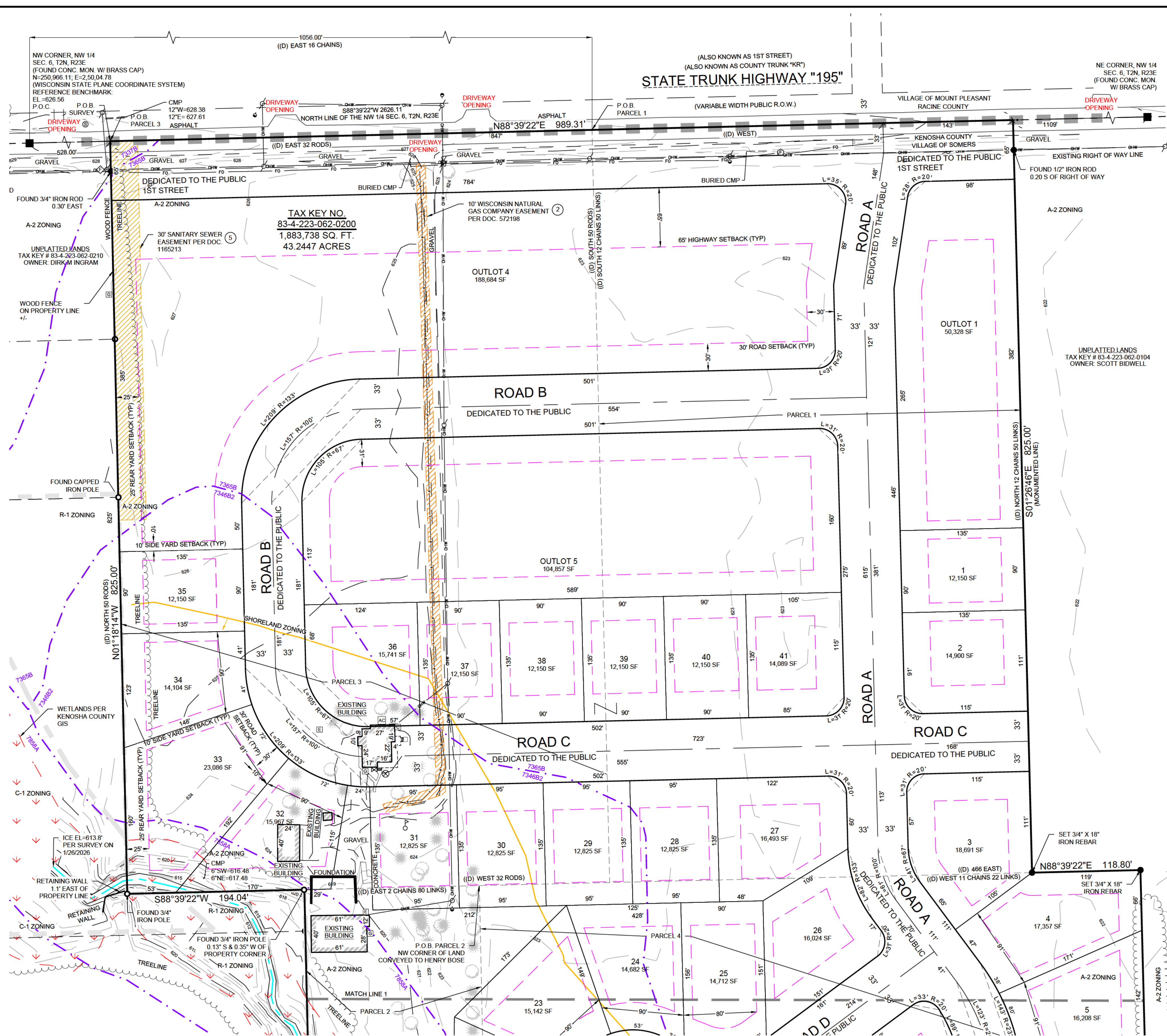
Tax Parcel Number: 83-4-223-062-0200

FOR REFERENCE PURPOSES ONLY:

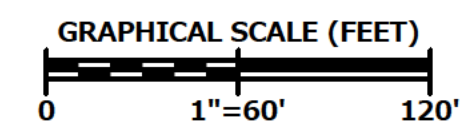
Address:  
1911 1ST STREET

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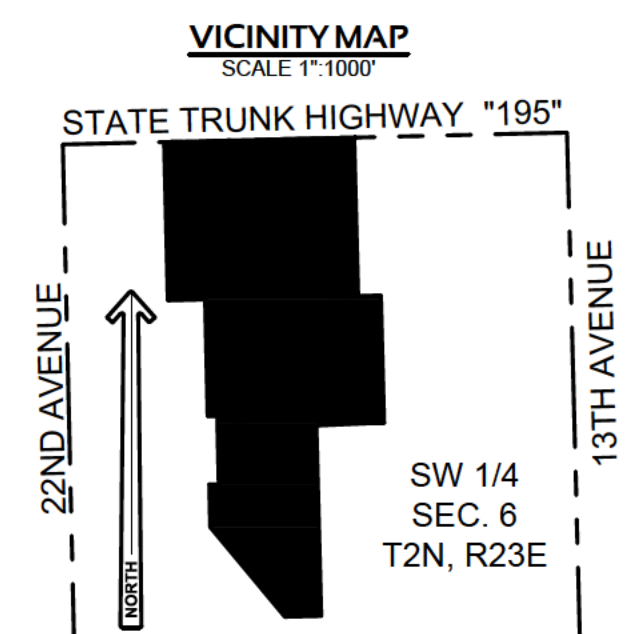


Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 6, Township 2 North, Range 23 East which has a bearing of N88°39'22"E.



# 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

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**RASMUSSEN ESTATES**  
VILLAGE OF SOMERS

**PRELIMINARY PLAT**

REVISIONS	
1	REVIEW COMMENTS 2/25/2026

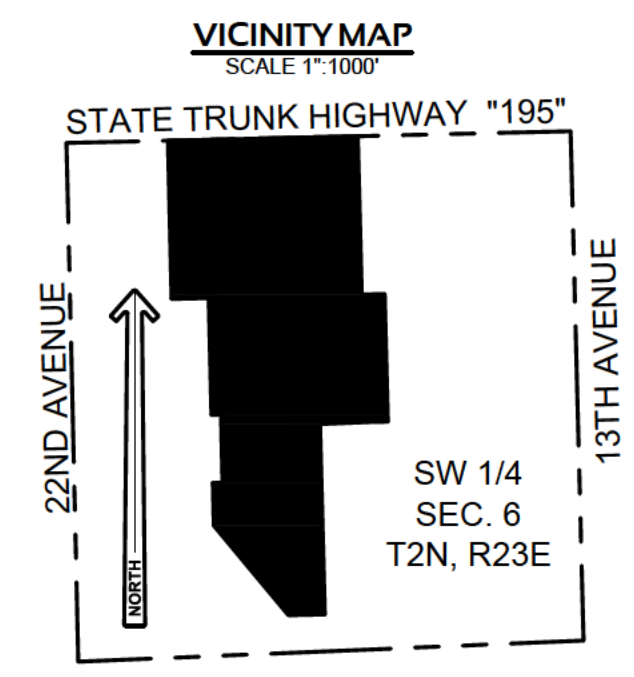
JOB NO. 6686.00	AK
DATE 02-24-2026	SCALE 1" = 60'
DRAFTED BY: SEM	

SHEET 1 OF 3

PRELIMINARY PLAT

# 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.



## LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	☐	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
⊙	GLY WIRE	—	SANITARY SEWER	—	INV. = INVERT
—		—	STORM SEWER	—	MON. = MONUMENT
—		—	WATER MAIN	—	P.O.B. = POINT OF BEGINNING
—		—	FIBER OPTIC LINE	—	P.O.C. = POINT OF COMMENCEMENT
—		—	TELEPHONE LINE	—	R.O.W. = RIGHT OF WAY
—		—	ELECTRIC LINE	—	SEC. = SECTION
—		—	OVERHEAD WIRES	—	SQ. FT. = SQUARE FEET
—		—	CABLE TELEVISION	—	W. = WITH
—		—	GAS MAIN	—	(R) = RECORDED AS
—		—	WETLANDS	—	(D) = DEEDED AS
—		—	TREE LINE		
—		—	NO ACCESS		
—		—	SOIL BOUNDARY PER USDA WEB SOIL VIEWER		
—		—	ZONING BOUNDARY		
—		—	EDGE OF WATER PER SURVEY ON 1/28/2026		
—		—	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:**  
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

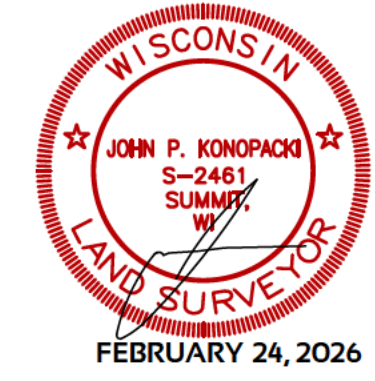
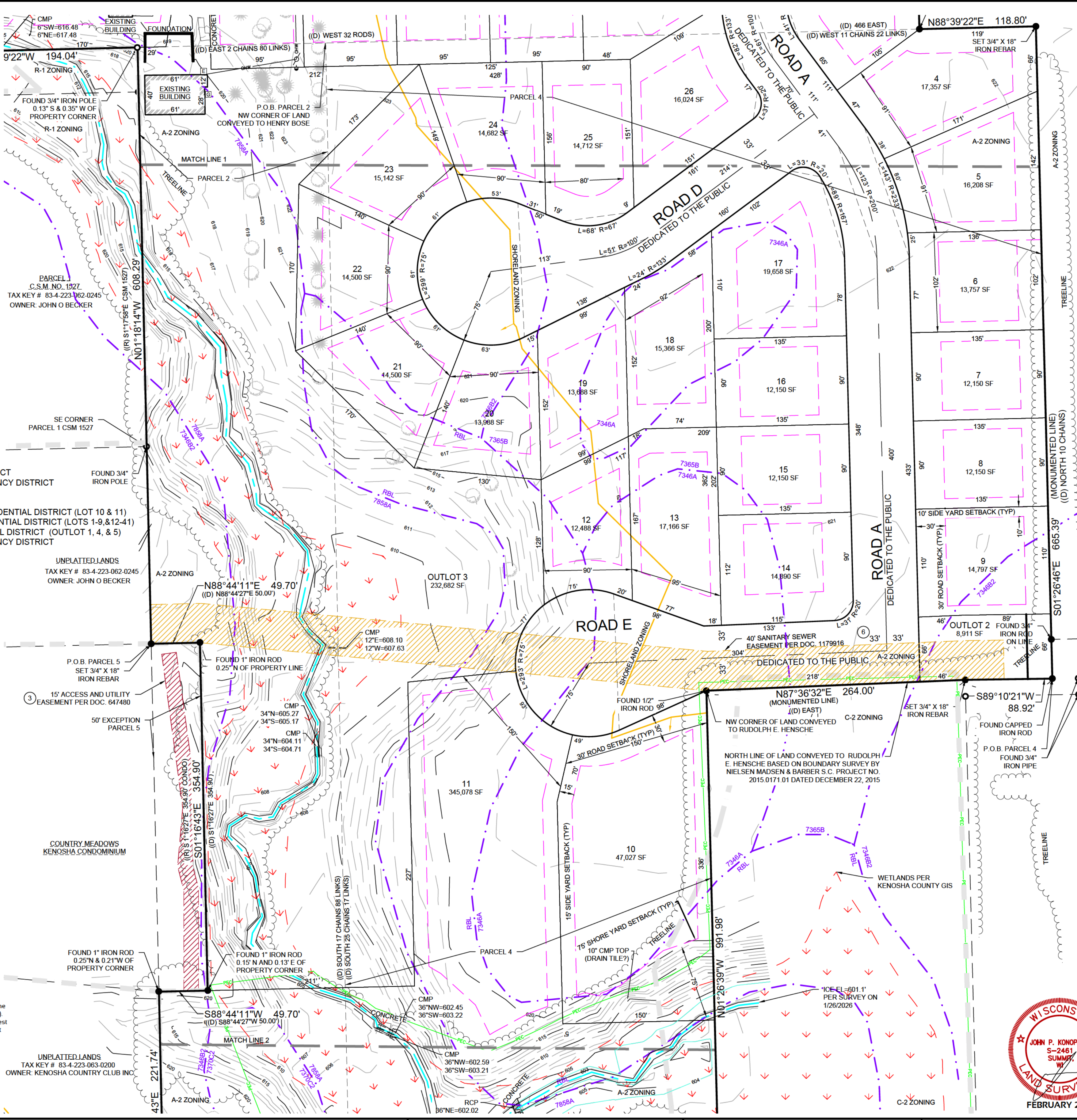
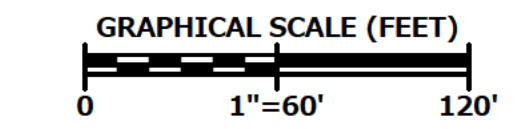
**ZONING REQUIREMENTS FOR R-4.5:**  
MIN. HIGHWAY SETBACK - 65 FEET  
MIN. FRONT SETBACK - 30 FEET  
MIN. SIDE YARD - 10 FEET  
MIN. REAR YARD - 25 FEET  
MIN. FRONTAGE - 90 FEET  
MIN. LOT AREA - 12,000 SQUARE FEET

**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



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.



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**RASMUSSEN ESTATES**  
**VILLAGE OF SOMERS**

**PRELIMINARY PLAT**

REVISIONS		SHEET
NO.	REVIEW COMMENTS	
1	REVIEW COMMENTS	2 OF 3
		3

6686.00  
AK  
DATE 02-24-2026  
SCALE 1" = 60'  
DRAFTED BY: SEM

PEG JOB No.: 6686.00  
PEG PW: AK  
DATE: 02-24-2026  
SCALE: 1" = 60'  
DRAFTED BY: SEM

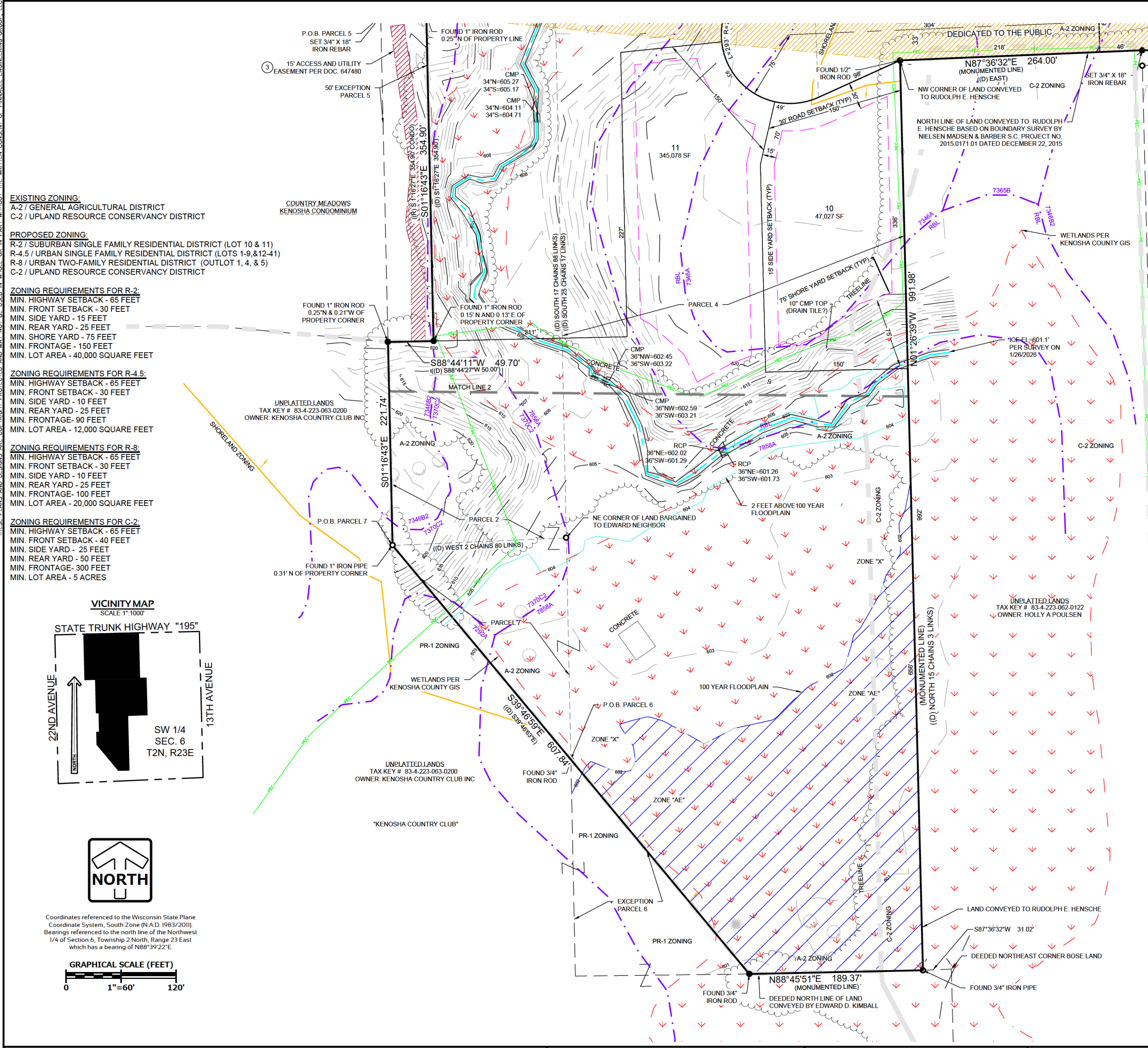
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# PRELIMINARY PLAT OF RASMUSSEN ESTATES

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.

### NOTES:

1. Tax Parcel Number: 83-4-223-062-0200
2. Gross land area of the subject property is 1,883,738 square feet (43.2447 acres). Net land area is 327,800 square feet (7.5253 acres).
3. Subdivision contains 41 Lots and 5 Outlots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Northwest 1/4 Section 6, Town 2 North, Range 23 East, Elevation = 626.56.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with concrete curb and gutter and asphalt pavement.
7. Flood Zone Classification: The property lies within Zone "AE" and Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0087D with an effective date of June 19, 2012. Zone "AE" areas are special Flood Hazard Areas with Base Flood elevation determined. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
8. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20260300348 with a clear date of 1/22/2026 and Digger's Hotline ticket #20260300341 with a clear date of 1/22/2026. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Soil Types: 7337B - Fox Loam, 2 to 6 percent slopes; 7365B - Aztalan loam, 0 to 2 percent slopes; 7346B2 - Hebron loam, 2 to 6 percent slopes, eroded; 7858A - Dorchester silt loam; 7346A - Hebron Loam, 0 to 2 percent slopes; RBL - rough broken land; 7370C2 - Saylesville silt loam, 6 to 12 percent slopes, eroded.
11. LOT OWNERSHIP AND PURPOSES: Outlots 1, 4, and 5 are to be retained by the developer for future development. Outlot 2 of the plat of RASMUSSEN ESTATES shall be maintained by the Rasmussen Homeowners Association for open space until such time the road is extended east through Outlot 2. Outlot 3 of the plat of RASMUSSEN ESTATES shall be maintained by the Rasmussen Homeowners Association for storm water management purposes and open space. Kenosha County and the Village of Somers shall not be liable for any fees or special assessments in the event Kenosha County or the Village of Somers should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 3 in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said Outlot 3 is prohibited unless approved by the Village of Somers. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 3 in order to inspect, repair, or restore said Outlot 3 to its intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 3 may be placed against the tax roll for said association and collected as a special charge by the Village.



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

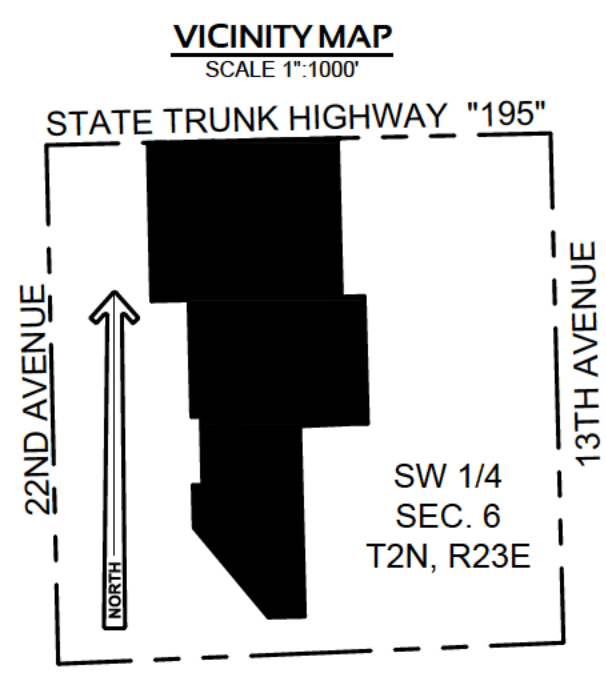
**PROPOSED ZONING:**  
 R-2 / SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOT 10 & 11)  
 R-4.5 / URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (LOTS 1-9, & 12-41)  
 R-8 / URBAN TWO-FAMILY RESIDENTIAL DISTRICT (OUTLOT 1, 4, & 5)  
 C-2 / UPLAND RESOURCE CONSERVANCY DISTRICT

**ZONING REQUIREMENTS FOR R-2:**  
 MIN. HIGHWAY SETBACK - 65 FEET  
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 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

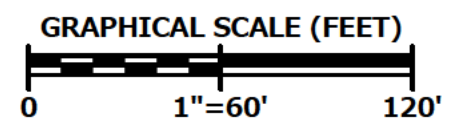
**ZONING REQUIREMENTS FOR R-4.5:**  
 MIN. HIGHWAY SETBACK - 65 FEET  
 MIN. FRONT SETBACK - 30 FEET  
 MIN. SIDE YARD - 10 FEET  
 MIN. REAR YARD - 25 FEET  
 MIN. FRONTAGE - 90 FEET  
 MIN. LOT AREA - 12,000 SQUARE FEET

**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



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.



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**RASMUSSEN ESTATES**  
**VILLAGE OF SOMERS**

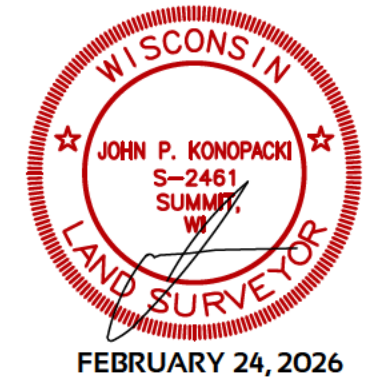
**PRELIMINARY PLAT**

NO.	REVISION COMMENTS	DATE
1	REVIEW COMMENTS	2/25/2026

**REVISIONS**

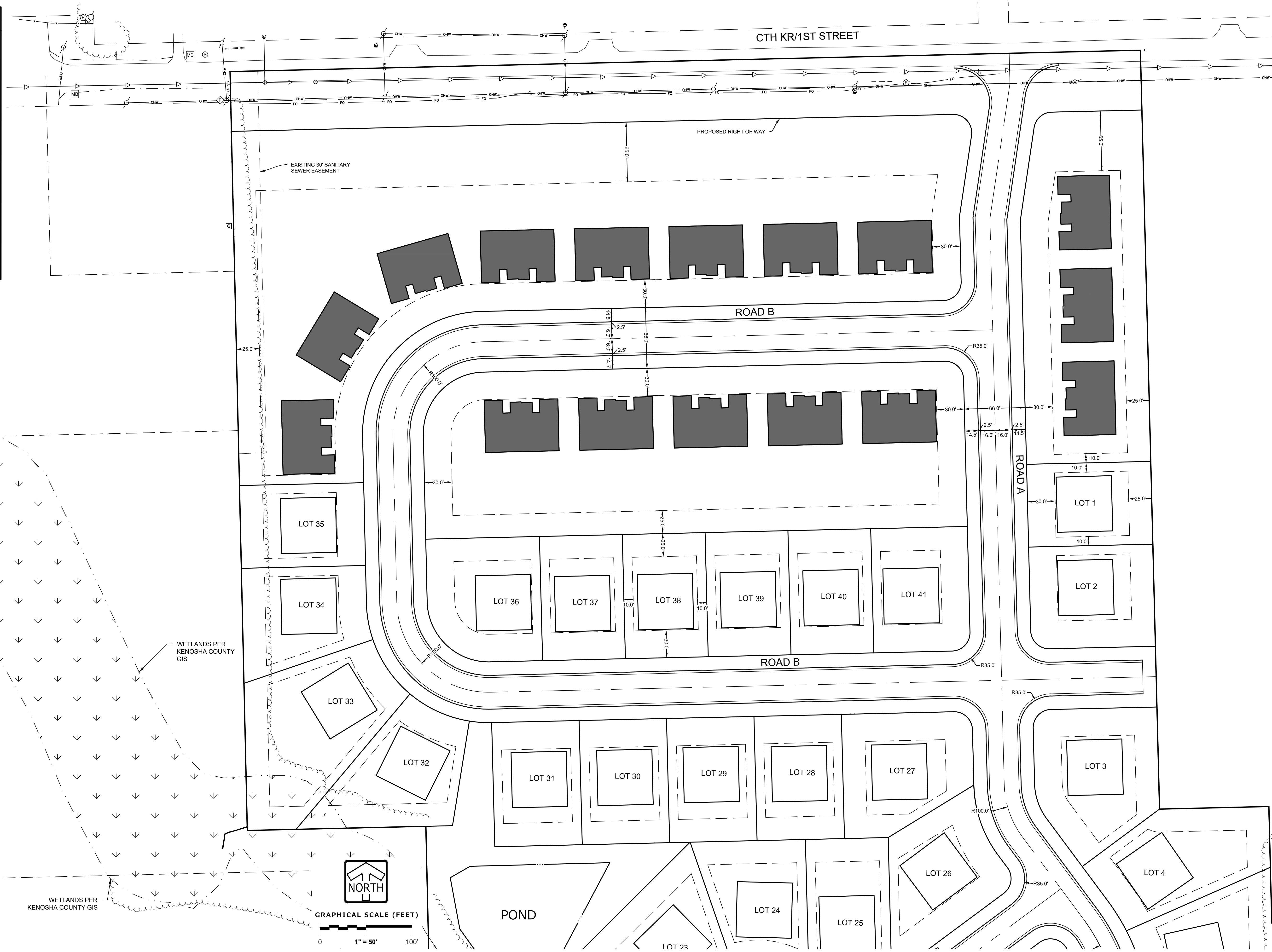
6686.00	AK	02-24-2026	1" = 60'	SHEET 3 OF 3
PEG JOB No.:	PEG PW:	DATE:	SCALE:	DRAFTED BY:

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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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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**SITE PLAN- NORTH**

**REVISIONS**

NO.	DATE	DESCRIPTION

REG. JOB NO. 6686.00  
 REG. NO. A/E/K  
 PLAN DATE 02/27/26  
 SCALE 1" = 50'

**SHEET**  
**1**  
**OF**  
**9**

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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

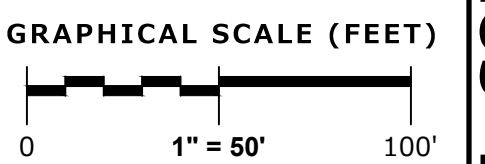
**ZONING:**

**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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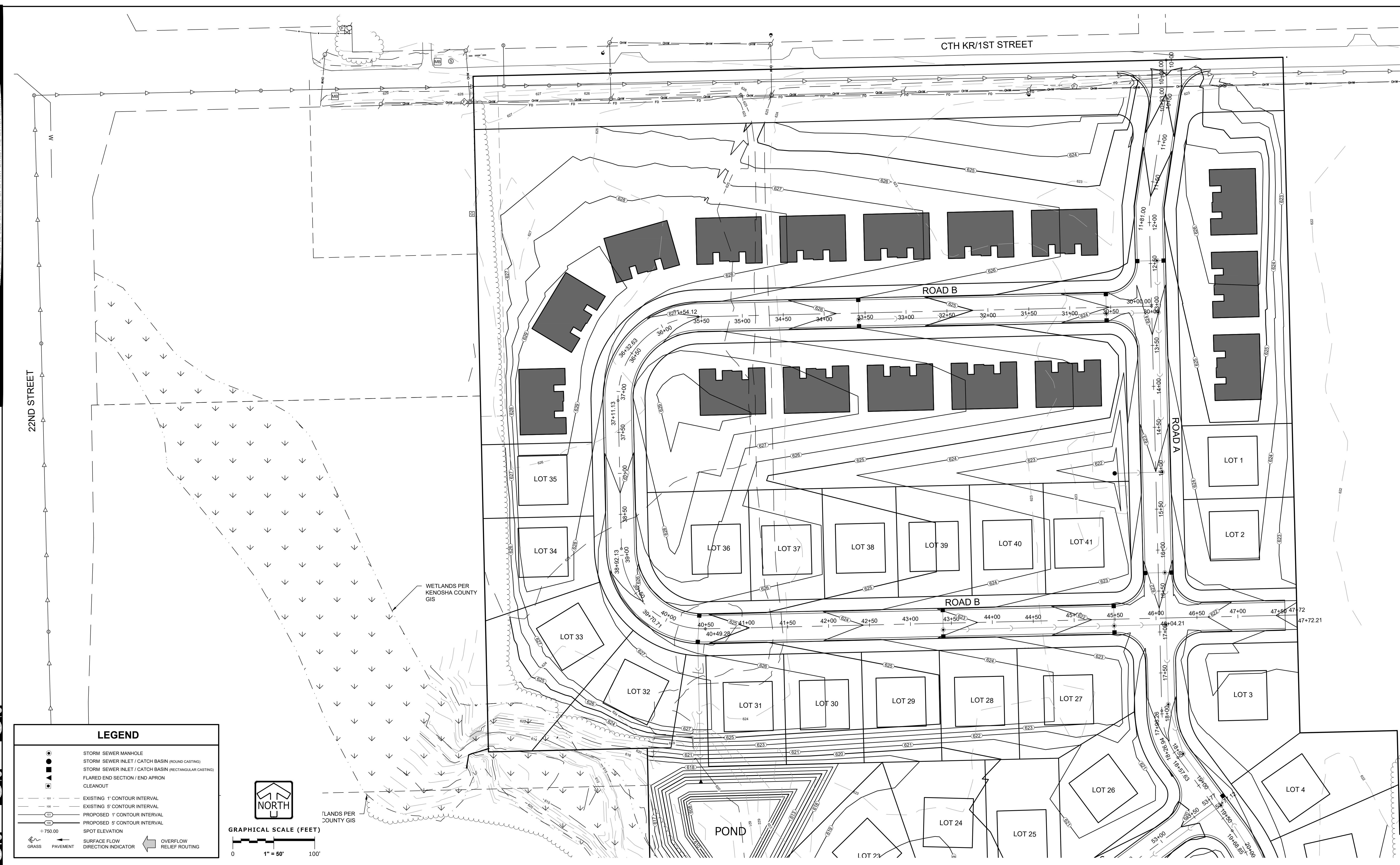
**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**SITE PLAN- SOUTH**

**REVISIONS**


REG JOB No. 6686.00  
REG PM A/E/K  
PLAN DATE 02/27/26  
SCALE 1" = 50'

**SHEET**  
**2**  
**OF**  
**9**



**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
- +750.00 SPOT ELEVATION
- SURFACE FLOW DIRECTION INDICATOR
- ↖ OVERFLOW RELIEF ROUTING
- ▨ GRASS
- ▩ PAVEMENT

**NORTH**

LANDS PER COUNTY GIS

WETLANDS PER KENOSHA COUNTY GIS

GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

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**RASMUSSEN ESTATES**

**SOMERS, WISCONSIN**

**GRADING PLAN- NORTH**

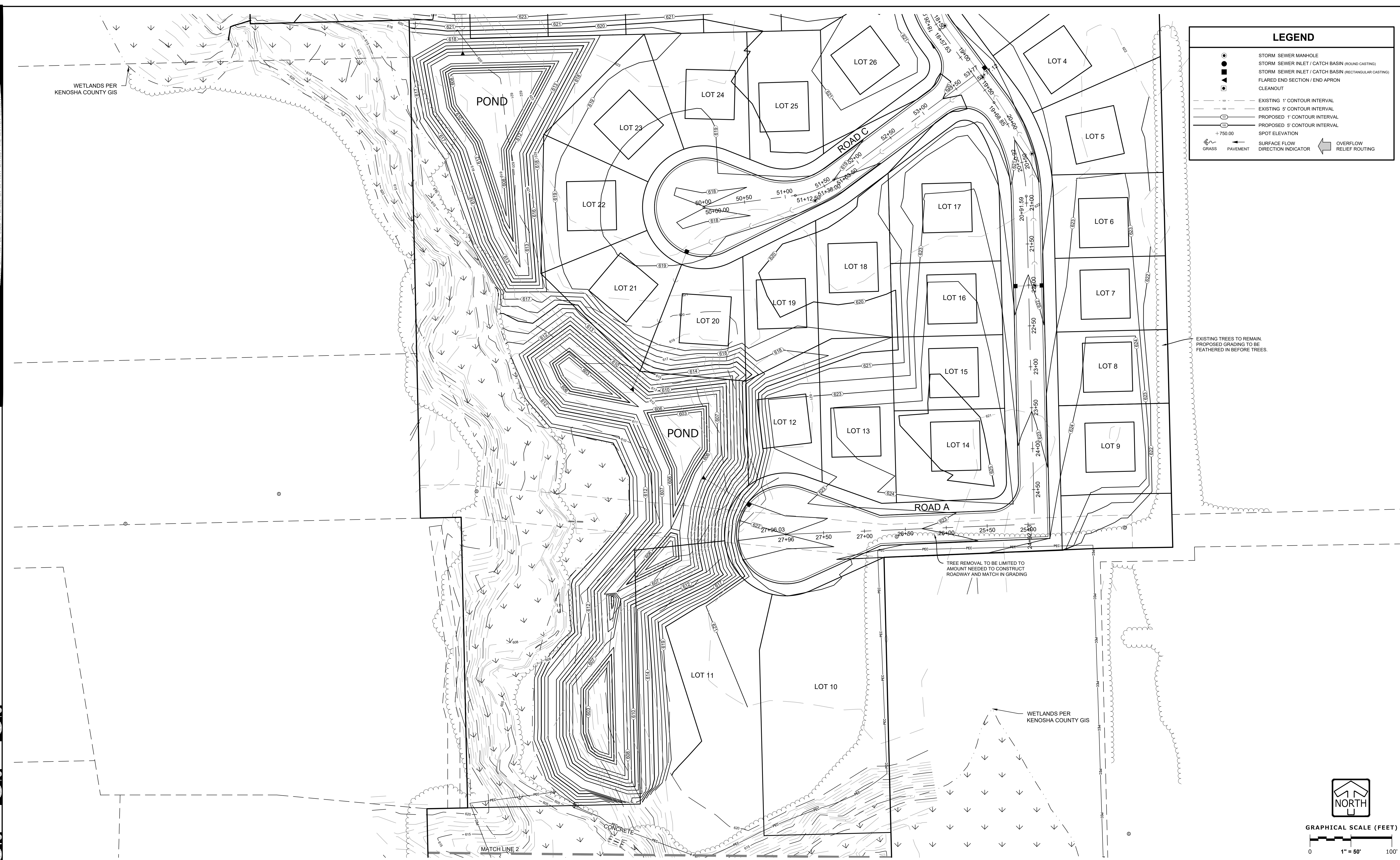
**REVISIONS**

NO.	DESCRIPTION	DATE

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

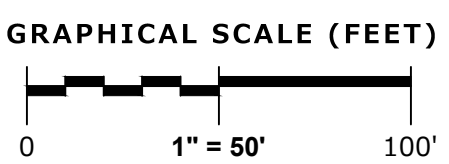
**SHEET 3 OF 9**

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**LEGEND**

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- ▣ STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
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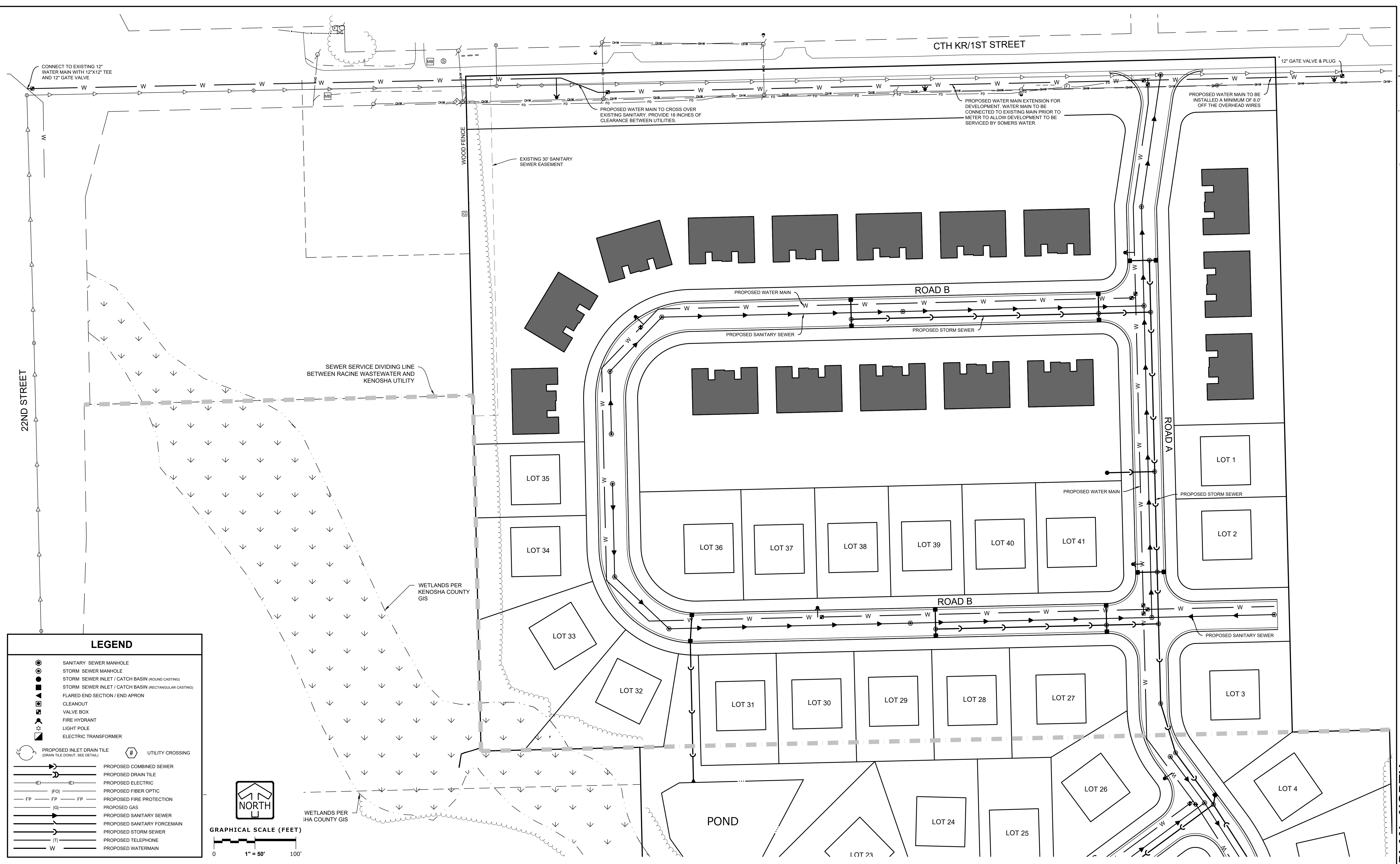
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**SOMERS, WISCONSIN**

**GRADING PLAN- SOUTH**

REVISIONS


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

SHEET  
**4**  
OF  
**9**



**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 (DRAIN TILE DONUT, SEE DETAIL)
- ⊕ UTILITY CROSSING
- PROPOSED COMBINED SEWER
- PROPOSED DRAIN TILE
- PROPOSED ELECTRIC
- (FO) PROPOSED FIBER OPTIC
- (FP) PROPOSED FIRE PROTECTION
- (G) PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER
- (T) PROPOSED TELEPHONE
- W PROPOSED WATERMAIN

**GRAPHICAL SCALE (FEET)**

0 1" = 50' 100'

**NORTH**

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**SOMERS, WISCONSIN**

**UTILITY PLAN- NORTH**

**REVISIONS**

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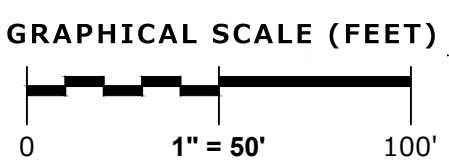
REG. JOB NO. 6686.00  
 REG. PM. AEK  
 PLAN DATE 02/27/26  
 SCALE 1" = 50'

**SHEET**  
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**OF**  
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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 (DRAIN 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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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

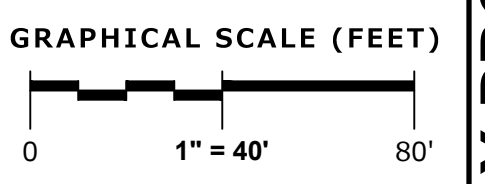
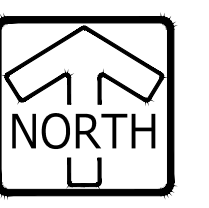
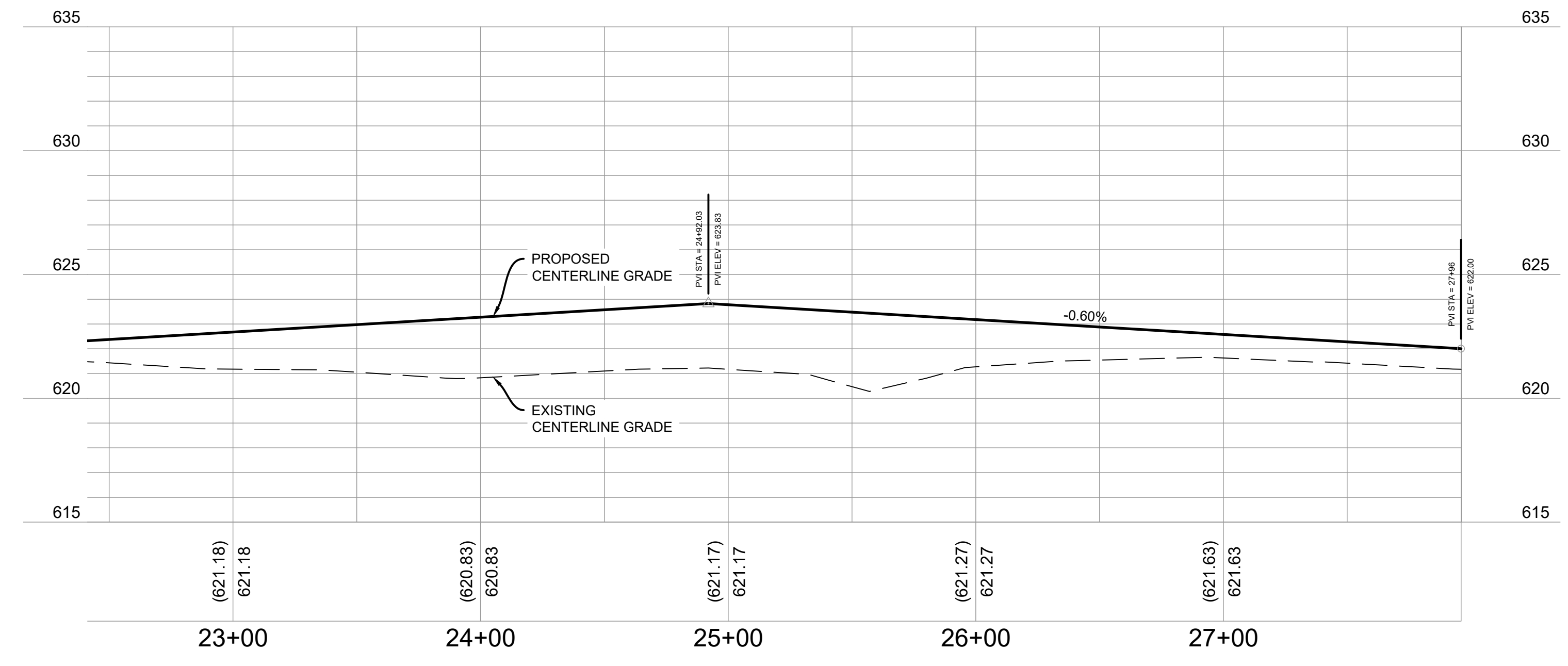
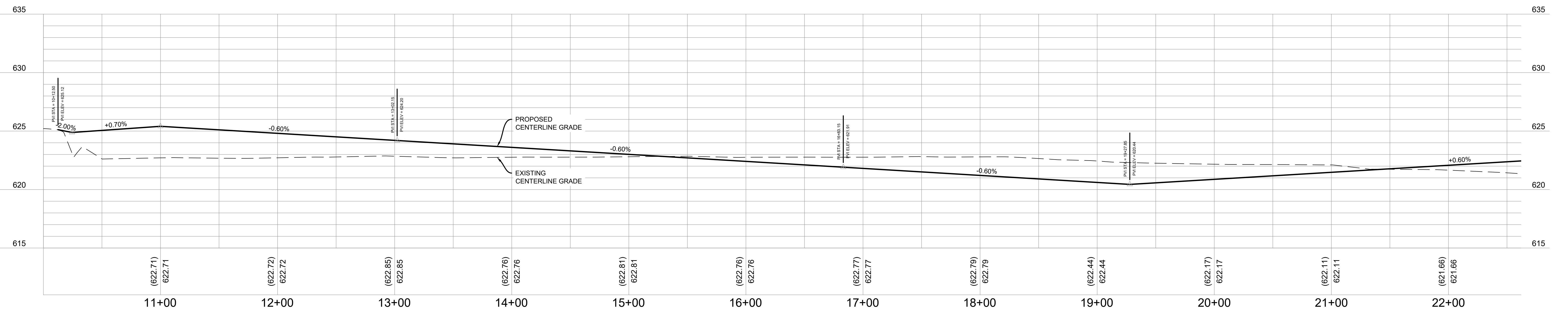
**UTILITY PLAN- SOUTH**

REVISIONS	

REG JOB No. 66886.00  
REG PM A/E/K  
PLAN DATE 02/27/26  
SCALE 1" = 50'

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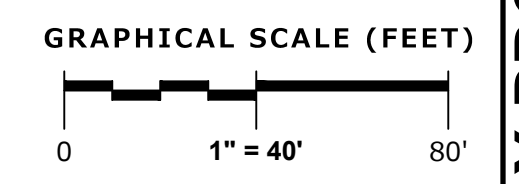
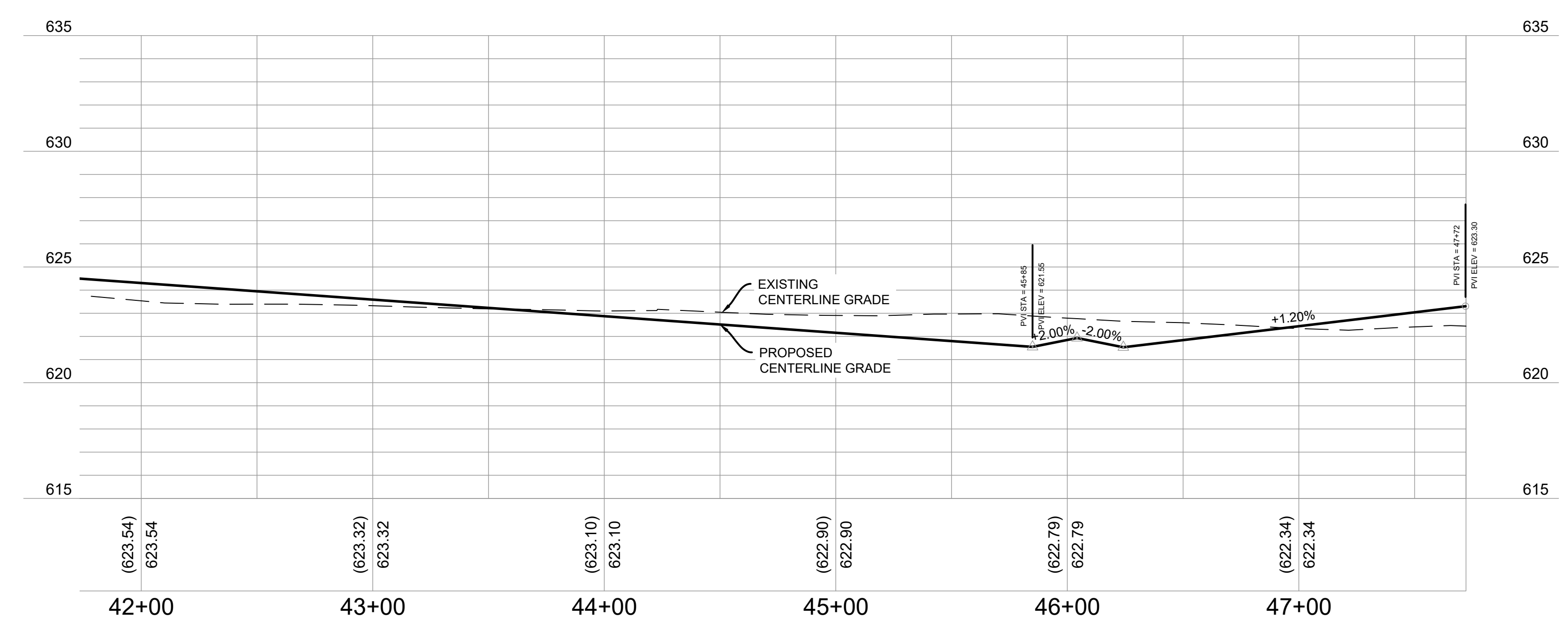
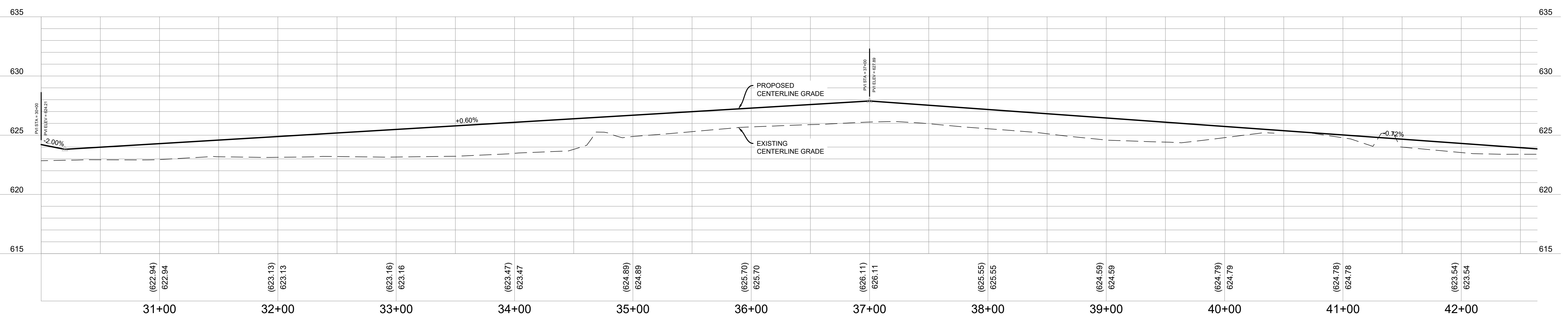
**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**ROADWAY PROFILE- RD A**

REVISIONS	

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

SHEET  
**7**  
 OF  
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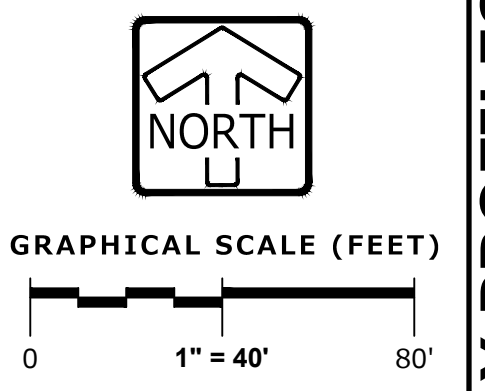
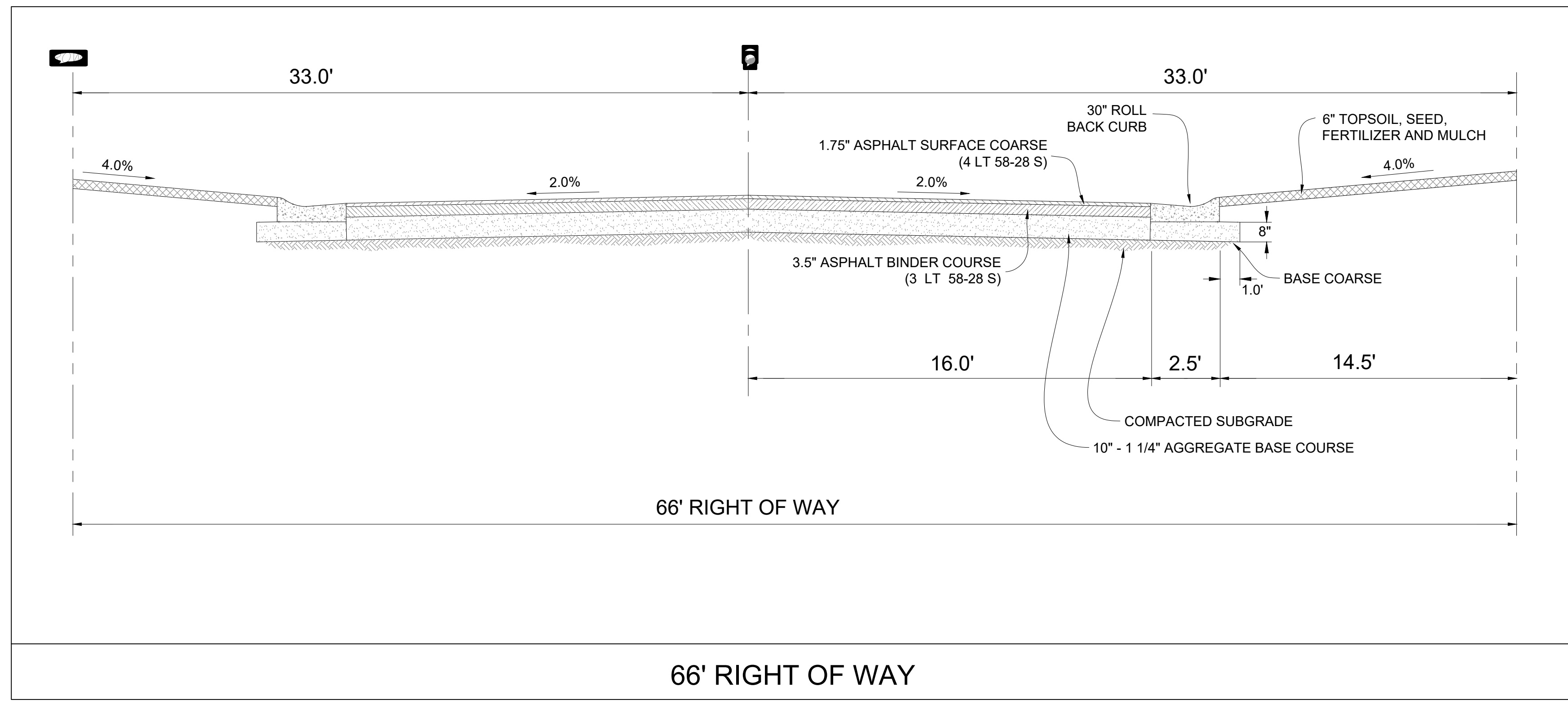
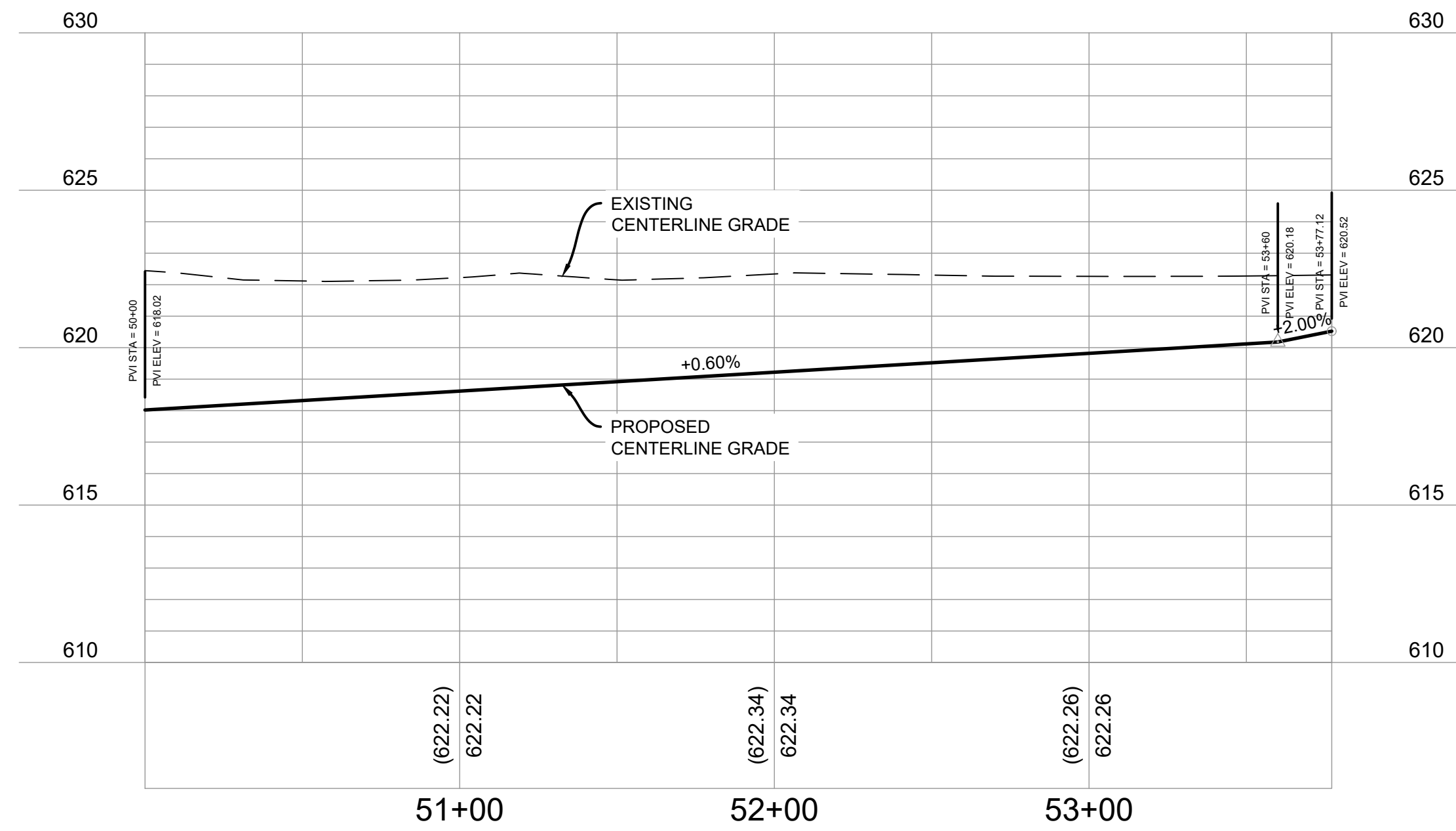
**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**ROADWAY PROFILES- RD B**

REVISIONS	

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

SHEET  
 8  
 OF  
 9



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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**ROADWAY PROFILES- RD C**

REVISIONS	

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

SHEET  
 9  
 OF  
 9



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TECHNICAL MEMO

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**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/1<sup>st</sup> 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/1<sup>st</sup> Street and east of 22<sup>nd</sup> 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**

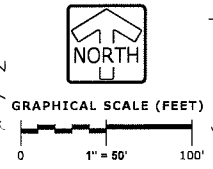
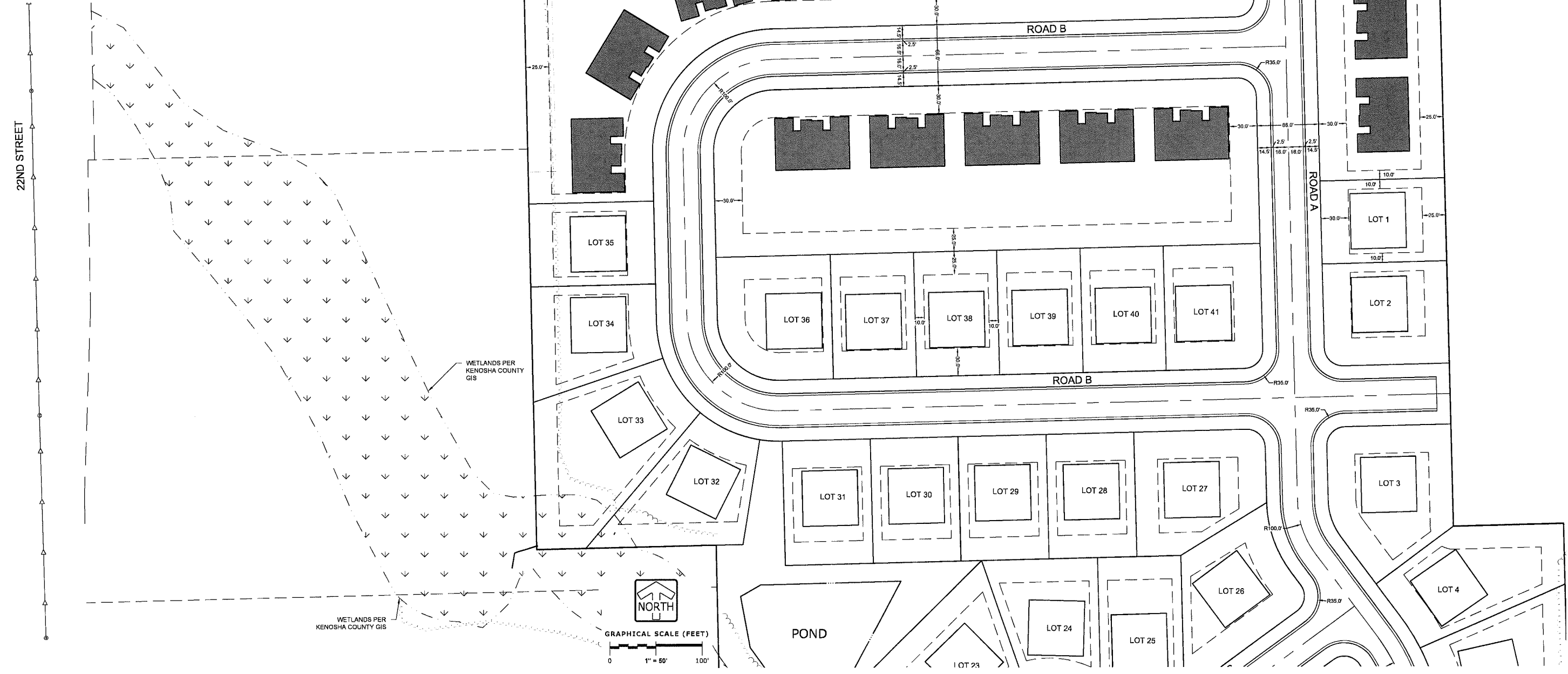
Area	Area (ac)	CN	Tc (min)	Peak Flows			
				2-year (cfs)	10-year (cfs)	100-year (cfs)	200-year (cfs)
PROP AREA TO NORTH POND	4.9	84	6	9.1	11.3	19.3	35.1
PROP AREA TO SOUTH POND	23.8	84	6	44.1	55.1	93.8	170.3
UNDETAINED AREA	2.1	75	6	2.1	2.9	5.8	12.1
NORTH POND	-	-	-	9.1	11.3	19.3	35.1
SOUTH POND	-	-	-	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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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**SITE PLAN- NORTH**

REVISIONS	

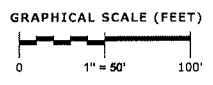
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 REG. P.M. AEX  
 PLAN DATE: 02/27/26  
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**1**  
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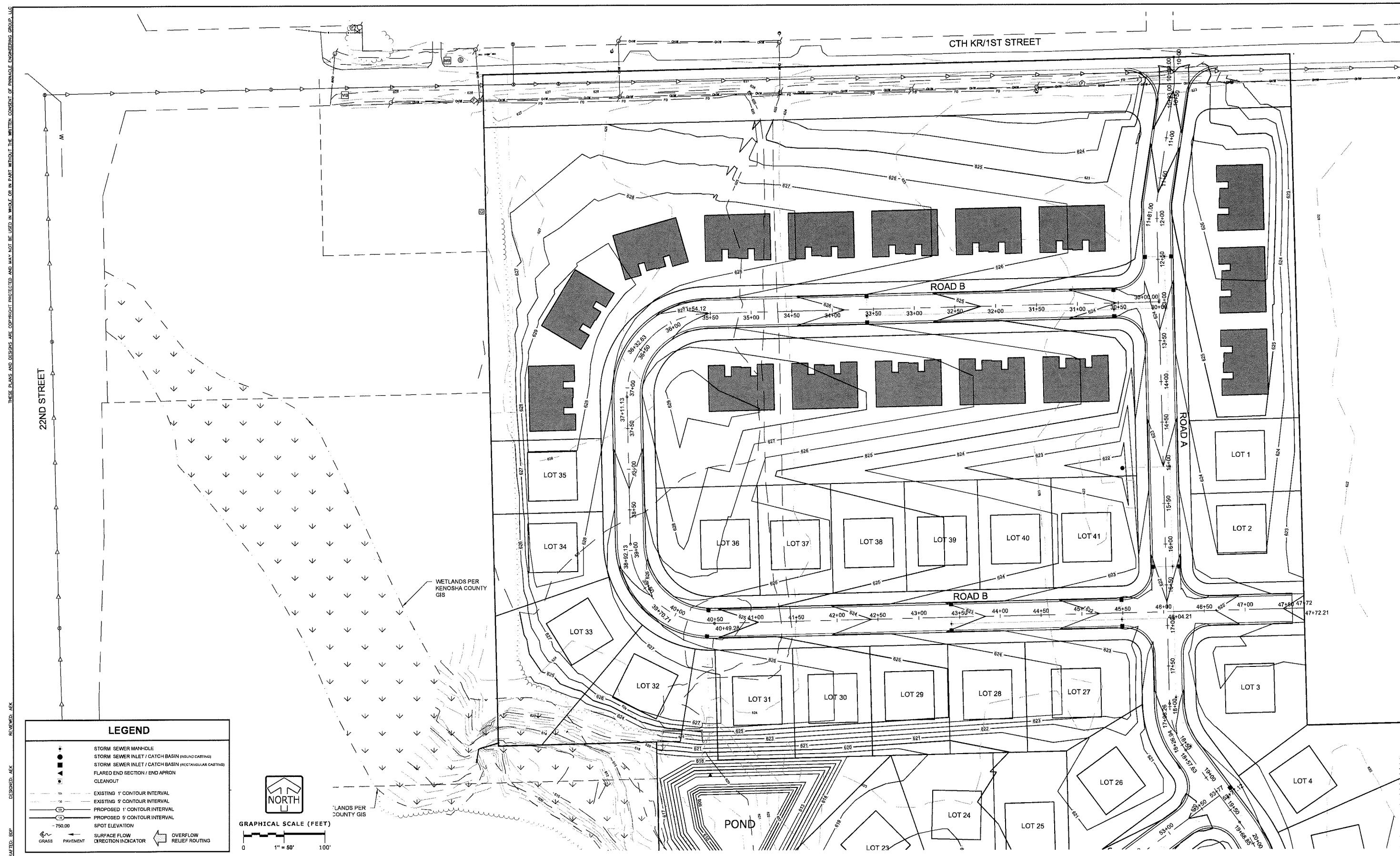
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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**SITE PLAN- SOUTH**

REVISIONS	

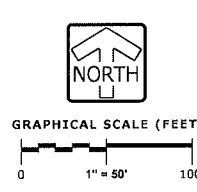
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6/25/2025 10:20:20 AM  
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**SITE PLAN- SOUTH**



**LEGEND**

	STORM SEWER MANHOLE
	STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
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	SPOT ELEVATION
	SURFACE FLOW DIRECTION INDICATOR
	OVERFLOW RELIEF ROUTING
	GRASS
	PAVEMENT



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 CHECKED: AER  
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 GRADING PLAN- NORTH

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**RASMUSSEN ESTATES**  
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 67781

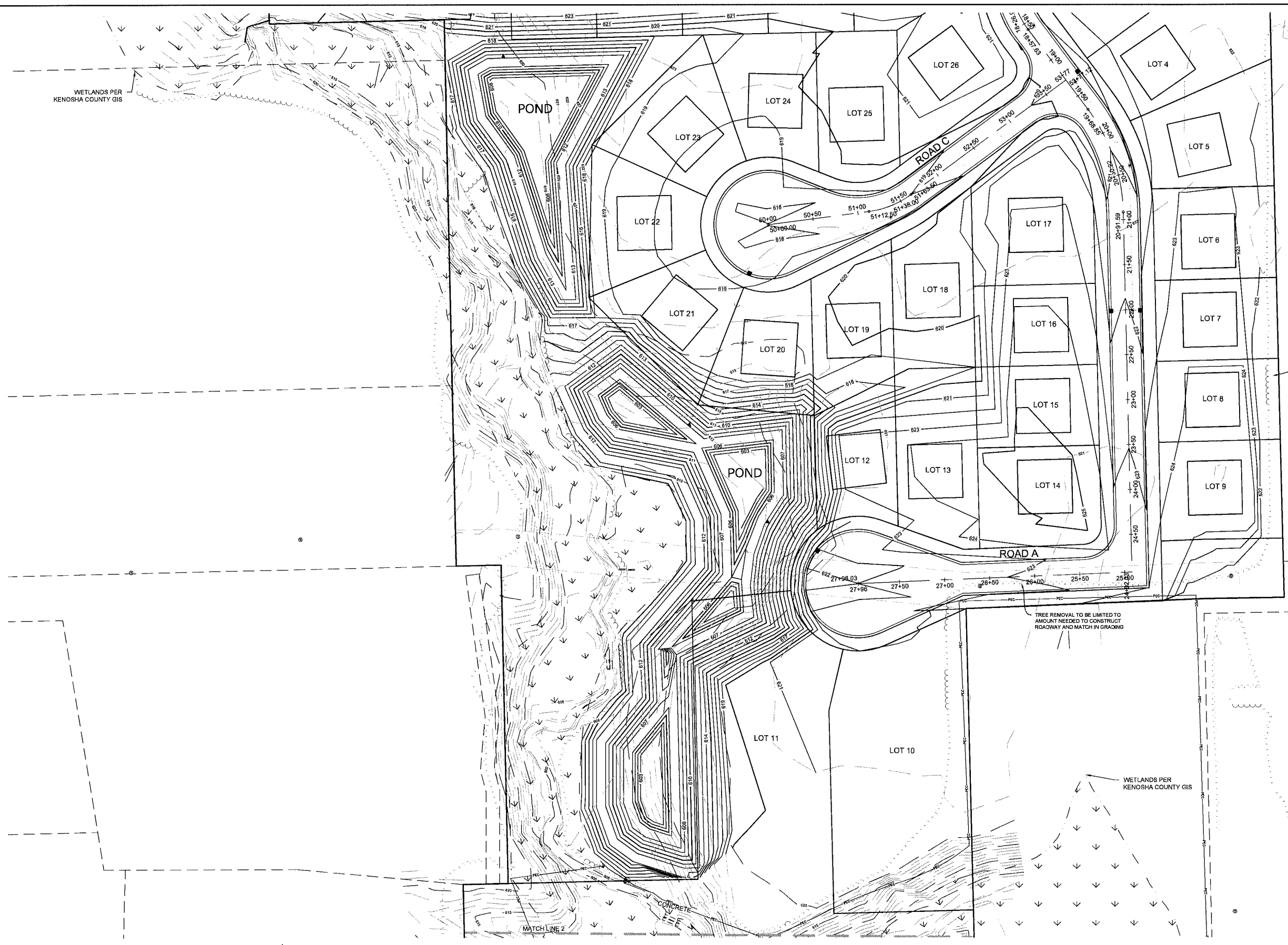
**GRADING PLAN- NORTH**

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT NO. 6686.00	SHEET <b>3</b> OF <b>9</b>
DATE 02/27/26	
SCALE 1" = 50'	

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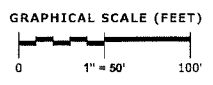


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- PROPOSED 5' CONTOUR INTERVAL
- 750.00 SPOT ELEVATION
- SURFACE FLOW DIRECTION INDICATOR
- OVERFLOW RELIEF ROUTING
- ▨ GRASS
- ▨ PAVEMENT

EXISTING TREES TO REMAIN  
 PROPOSED GRADING TO BE  
 FEATHERED IN BEFORE TREES.

TREE REMOVAL TO BE LIMITED TO  
 AMOUNT NEEDED TO CONSTRUCT  
 ROADWAY AND MATCH IN GRADING



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GRADING PLAN- SOUTH

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 WISCONSIN OFFICE:  
 20725 WATERTOWN ROAD, SUITE 300  
 BROOKFIELD, WI 53186  
 (262) 754-8880  
 CHICAGO | MILWAUKEE | NATIONWIDE

**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

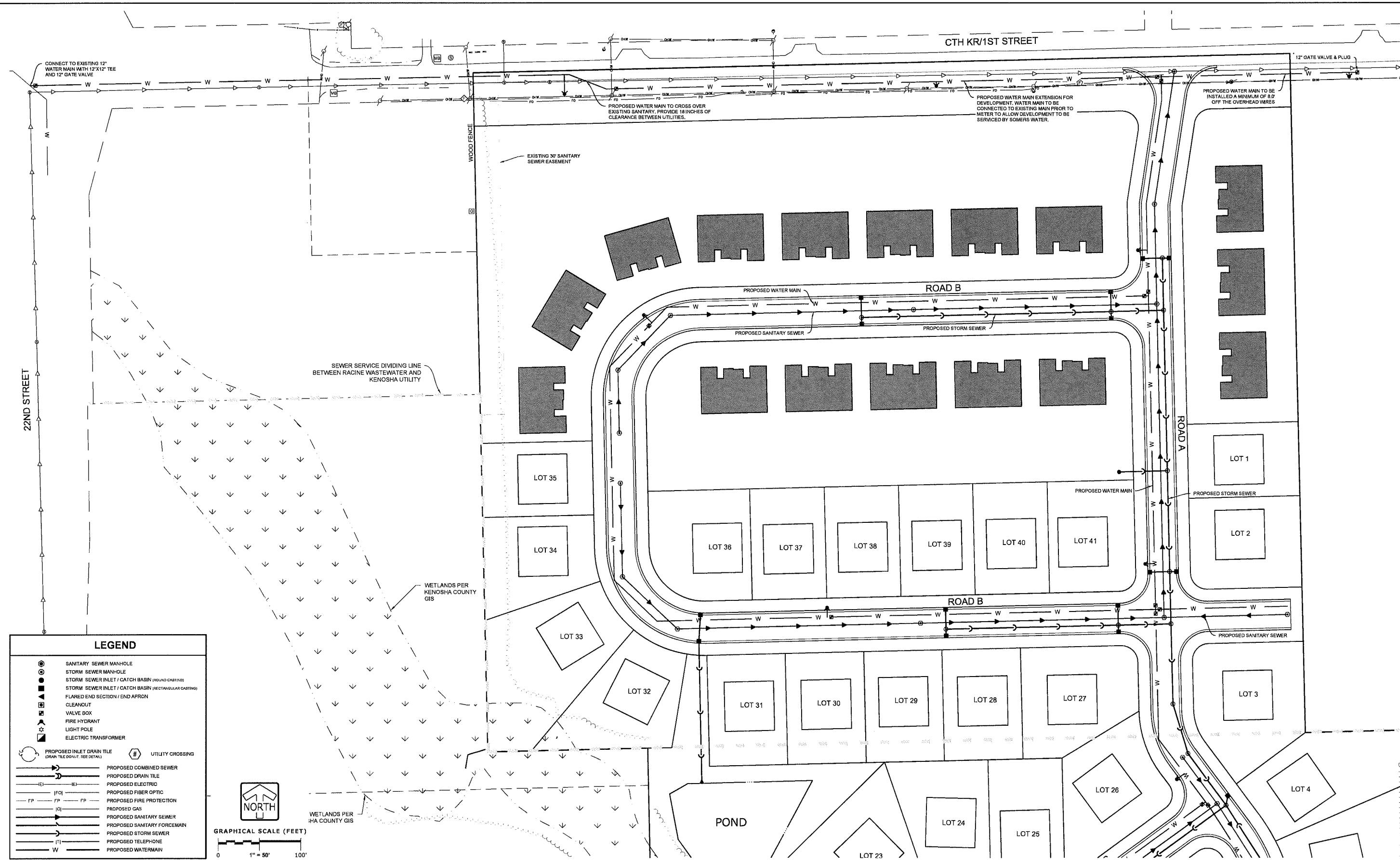
**GRADING PLAN- SOUTH**

**REVISIONS**

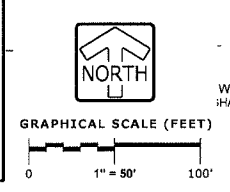
NO.	DESCRIPTION	DATE

SHEET  
**4**  
 OF  
**9**

DRAFTED: BDP  
 DESIGNED: AEX  
 REVIEWED: AEX  
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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 (DRAIN 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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 BROOKFIELD, WI 53185  
 (262) 754-8888  
 CHICAGO (MILWAUKEE) NATIONAL WIDE

**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**  
 69/81

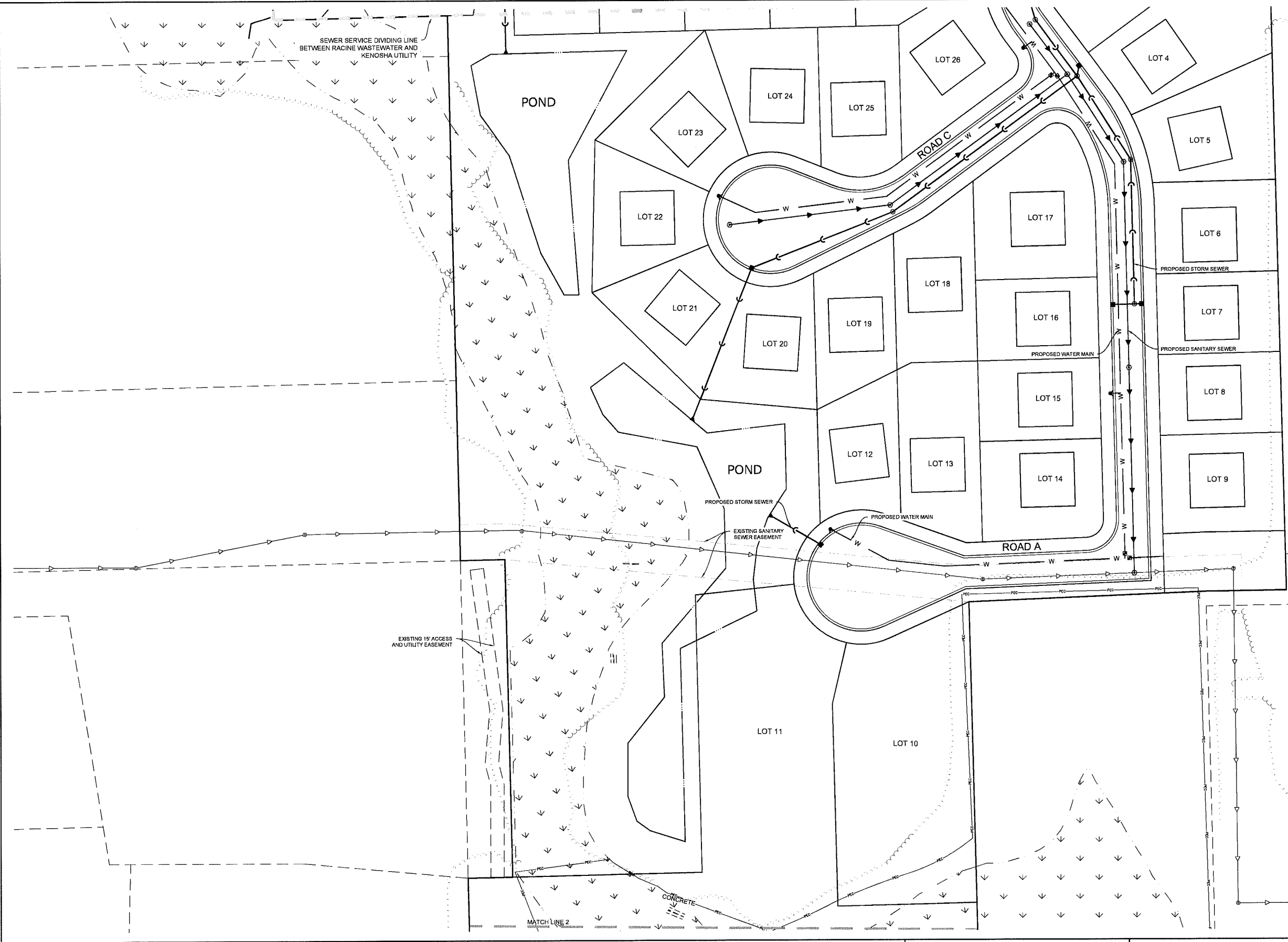
**UTILITY PLAN- NORTH**

REVISIONS	

REG. JOB NO. 6686.01  
 REG. PK. AEX  
 PLAN DATE 02/27/26  
 SCALE 1" = 50'  
**SHEET 5 OF 9**

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 UTILITY PLAN- NORTH  
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 REVIEWED: AKC  
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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 (DRAIN 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 FORCE MAIN
	PROPOSED STORM SEWER
	PROPOSED TELEPHONE
	PROPOSED WATERMAIN

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UTILITY PLAN- SOUTH

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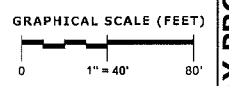
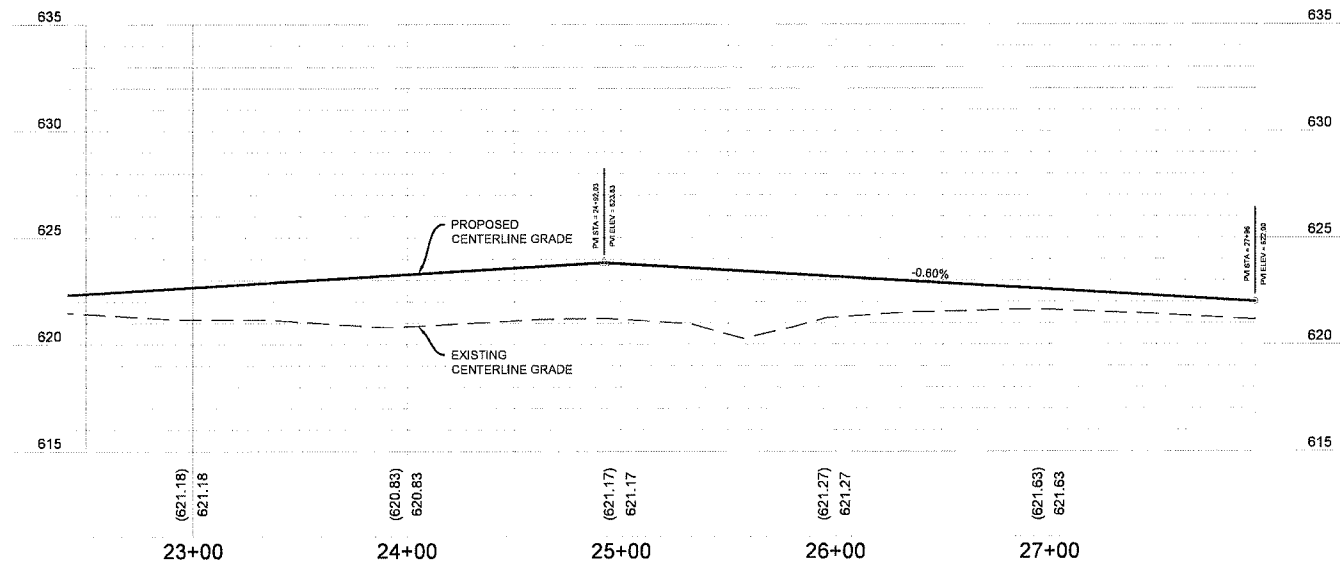
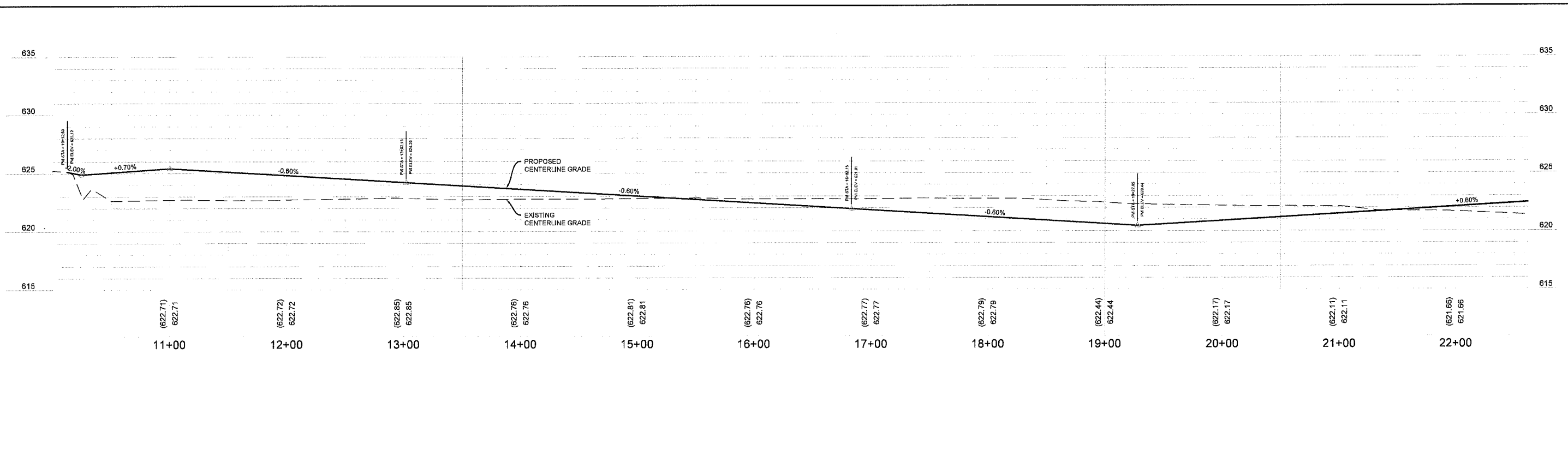
**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**UTILITY PLAN- SOUTH**

REVISIONS	

PROJ. JOB NO.: 6686L00 DESIGNED BY: AKC PLAN DATE: 02/22/26 SCALE: 1" = 50'	<b>SHEET</b> <b>6</b> OF <b>9</b>
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DRAFTED: BDP  
 DESIGNED: AEX  
 REVIEWED: AEX  
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ROADWAY PROFILE- RD A

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**PLAN | DESIGN | DELIVER**  
**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

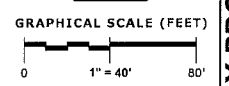
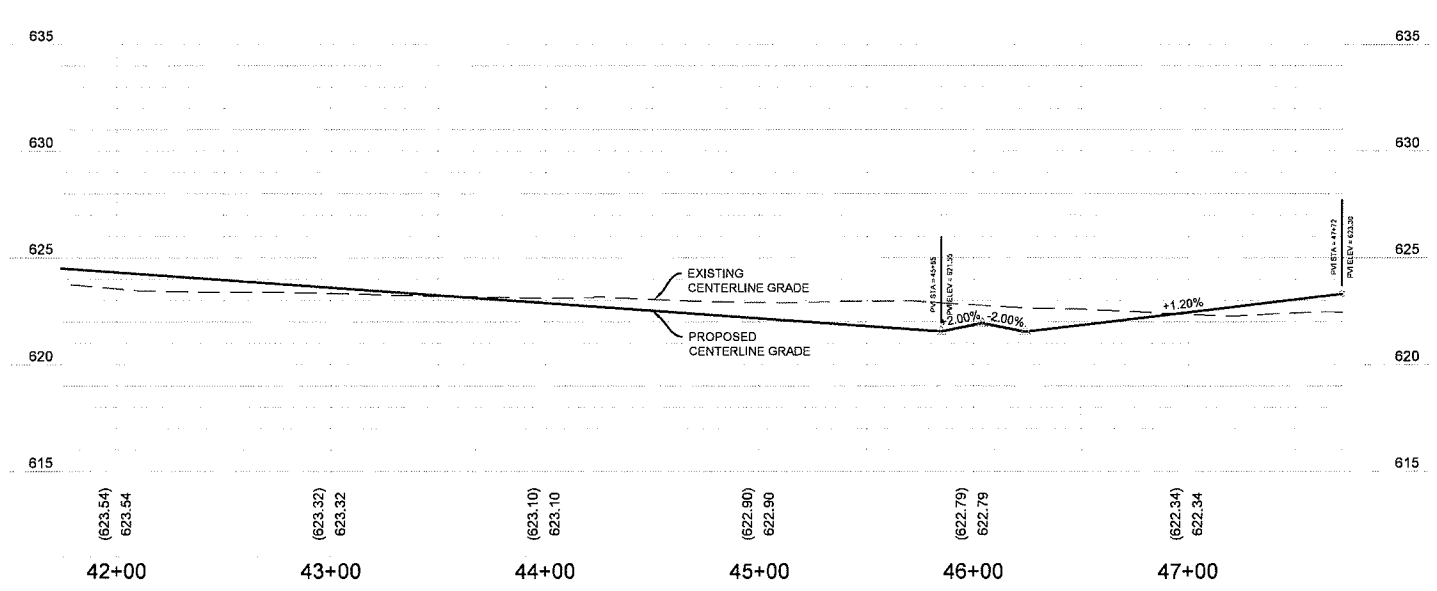
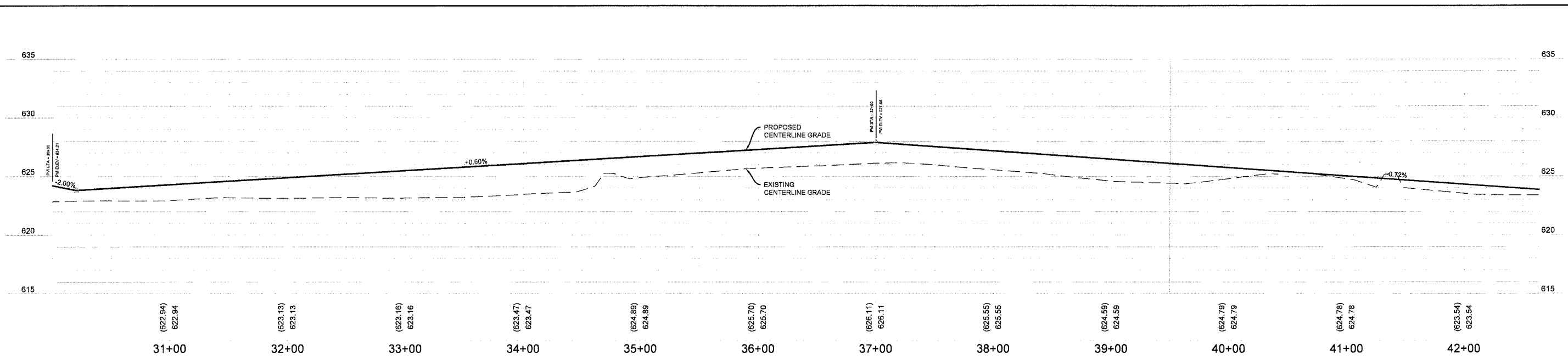
**ROADWAY PROFILE- RD A**

REVISIONS	

PEG JOB No. 6886.00 PEG PM AEX PLAN DATE 02/27/26 SCALE 1" = 40'	SHEET <b>7</b> OF <b>9</b>
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DRAFTED: BOP  
 DESIGNED: ASX  
 REVIEWED: ASX  
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**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

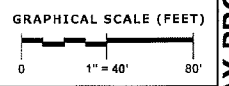
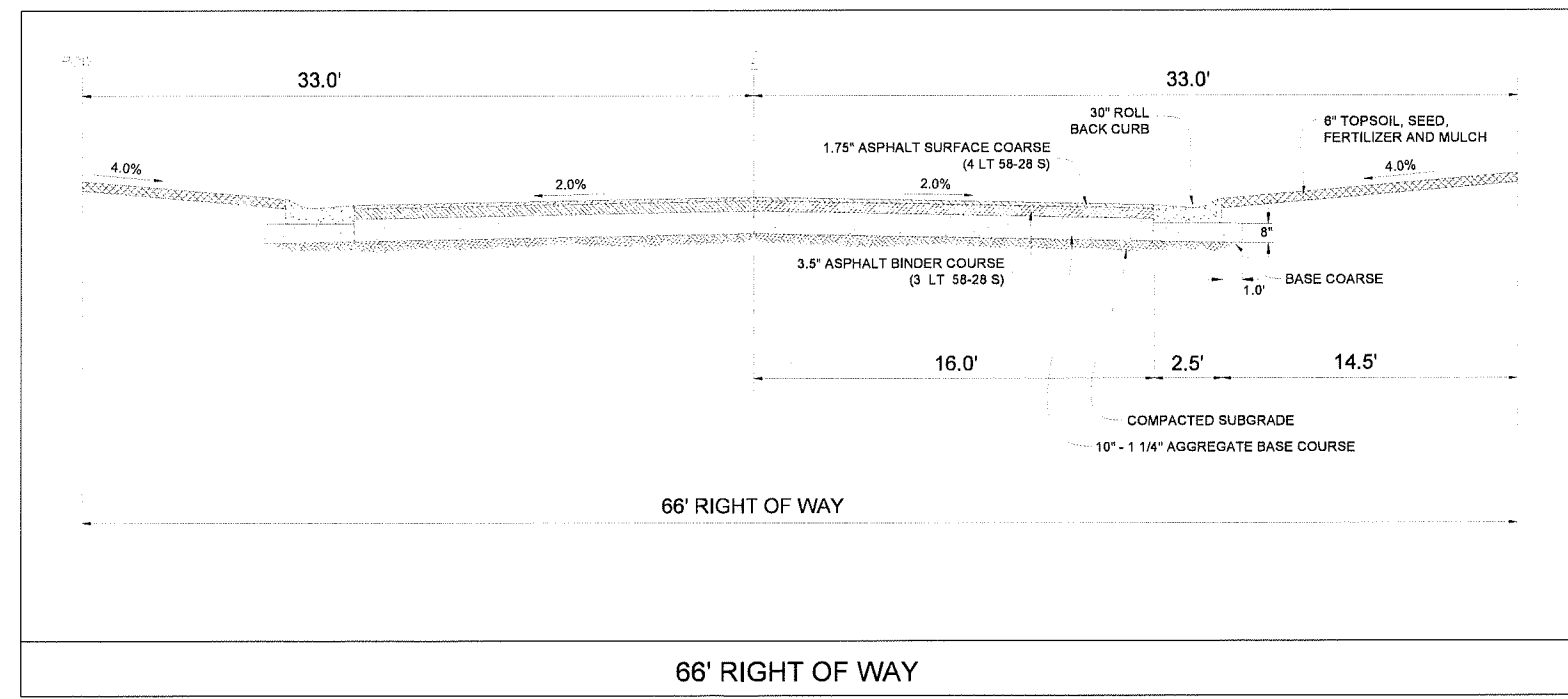
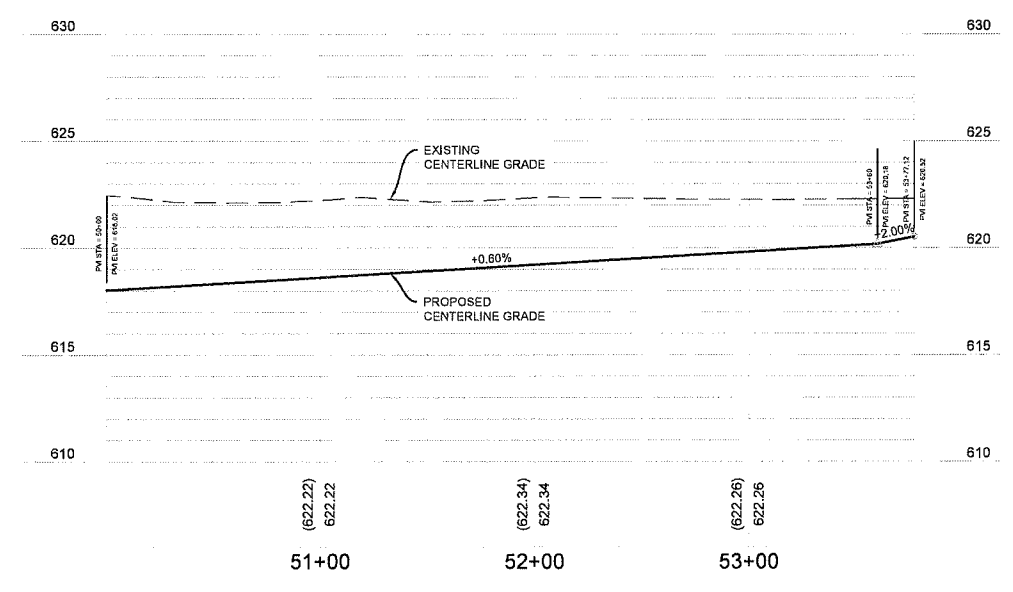
**ROADWAY PROFILES- RD B**

REVISIONS	

SHEET  
**8**  
 OF  
**9**

ROADWAY PROFILES- RD B

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 DESIGNED: ASX  
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 CHICAGO I.M.B./W.A.L.K.E.E. NA 30300026

**RASMUSSEN ESTATES**  
**SOMERS, WISCONSIN**

**ROADWAY PROFILES- RD C**

REVISIONS	

SHEET  
 9 OF 9  
 PFC JOB No. 6686J02  
 PEG PN. AEX  
 PLAN DATE 02/27/26  
 SCALE 1" = 40'  
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# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • TELEPHONE (262) 547-6721

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WALWORTH  
WASHINGTON  
WAUKESHA



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



# KENOSHA COUNTY

Shelly Billingsley, Director  
Department of Public Works &  
Development Services

Andy M. Buehler, Director  
Division of Planning & Development

## MEMORANDUM

**TO:** Jim Hurley, Village Administrator  
**FROM:** Luke Godshall, Senior Land Use Planner  
**DATE:** 2026-06-03  
**RE:** The Lakes of Racine Assisted Living

---

**Petitioner:** William A Morris, Architect  
**Parcel Owner:** RPF Somers Outlots LLC  
**Parcel(s):** 82-4-222-104-0332 & 82-4-222-104-0333  
**Address:** 1015 & 1071 58<sup>th</sup> Ave.  
**Area:** 3.8 acres

---

**Proposed Use:** Two (2) 41-room assisted living facilities

**Existing Land Use Plan:** Commercial  
**Proposed Land Use Plan:** Governmental and Institutional

**Current Zoning:** B-3 Highway Business District  
**Proposed Zoning:** I-1 Institutional District

---

### **Project Overview:**

Petitioner is seeking a conceptual review from the plan commission of a proposed assisted living facility situated on two tax parcels along the west side of Green Bay Road, consisting of two (2) buildings each containing 41 rooms.

The existing land use plan category designated for the subject parcels is 'Commercial' and would need to be amended to the 'Governmental and Institutional' land use category to support the proposed use. The parcels would then need to be rezoned from B-3 Highway Business District to I-1 Institutional District., which allows for this type of use as a principal use under the Village of Somers zoning ordinance (hospitals, sanitariums, nursing homes and clinics).

### **Planner Comments:**

The Petitioner has submitted a conceptual site plan, building floor plan and exterior building rendering.

The Petitioner has indicated that each building will be 21, 700 gross square feet. The submitted site plan appears to show that each building could meet the minimum required setbacks of the I-1 zoning district (65' from highway, 30' from Village roads, 10' side yard setback and 25' rear yard setback). If this project advances past the concept phase, it is expected that a more detailed/accurate survey or site plan will be presented showing proposed setbacks from lot lines and street rights-of-way.

The conceptual site plan shows each parcel being accessed from 10<sup>th</sup> Street, just west of its intersection with STH 31/Green Bay Road. Due to the close proximity to STH 31 an inquiry was sent to WisDOT regarding the location of the proposed access points, and on 6-3-26 Kevin Koehnke of WisDOT indicated the following:

*“We would like to see the driveways be about halfway between the west edge of WIS 31 and the east edge of the roadway to the west. The location shown would be difficult for turning vehicles to react to if for some reason the vehicle entering the proposed driveway is unable to make the turn in a free-flow fashion. Most concern would be for delivery trucks entering from WIS 31 and then turning into one of the driveways. We have both the southbound right and northbound left to be concerned about. We wouldn’t want a left turner backed up onto WIS 31 waiting for a vehicle to maneuver into one of these driveways.*

*Please have them revise the site plan by mirroring the parking/driveway location to the west of the buildings or completely revise to have the driveway locations split WIS 31 and the public road to the west.”*

Parking/paved areas are required to be located at least 20 feet from street rights-of-way. The submitted site plan appears to show parking spaces located at a zero setback from the right-of-way line of STH 31 and therefore will need to be amended on a future site plan.

The conceptual site plan appears to show 17 parking spaces for the facility on the northern parcel and 14 parking spaces for the facility on the southern parcel. Village ordinance requires a minimum of 1 parking space for each bed, plus 1 space per 5 outpatients and 1 space for each employee on the largest work shift. The Village ordinance does allow for adjustments to the number of required parking on a case-by-case basis, which would require the petitioner to submit written documentation that the operation requires less parking than the ordinance requires.

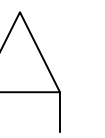
The conceptual site plan should be updated to show the existing 20 foot public path easement along the west side of each parcel so it can be shown that buildings, landscaping and parking areas can be constructed without encroaching upon the path.

This project is located just beyond the reach of the City’s airport overlays and therefore will not require a City of Kenosha Airport Site Plan Review.

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

- Land Use Plan amendment from ‘Commercial’ to ‘Governmental and Institutional’.
- Rezoning from B-3 Highway Business District to I-1 Institutional District.
- Site Plan & Building Fenestration Review

PROPOSED 41 BED CBRF'S FOR  
THE LAKES OF RACINE  
PARCELS 82-4-222-104-0333  
82-4-222-104-332  
1058 & 1071 58TH AVENUE  
VILLAGE OF SOMERS 53171



THE LAKES OF RACINE

WILLIAM A .MORRIS ARCHITECT LLC  
5313 87TH PLACE  
PLEASANT PRAIRIE, WI. 53158

REVISIONS  
11-20-24

DATE  
5-26-26

NE CORNER, SE 1/4 SEC. 10, T2N, R22E  
(FOUND CONC. MON. W/BRASS CAP)

LANDS  
Y  
4-0102  
A L LEET

SOUTH 1/2 OF THE  
10 T2N, R22E

NORTH LINE OF THE SOUTH 1/2 OF THE  
SOUTHEAST 1/4 SEC. 10, T2N, R22E

299.34' N89°23'15"E 1299.34' 34'

926.16' 470.98' 926.16' 66.03'

136.29' 33' 33' E-6.15'

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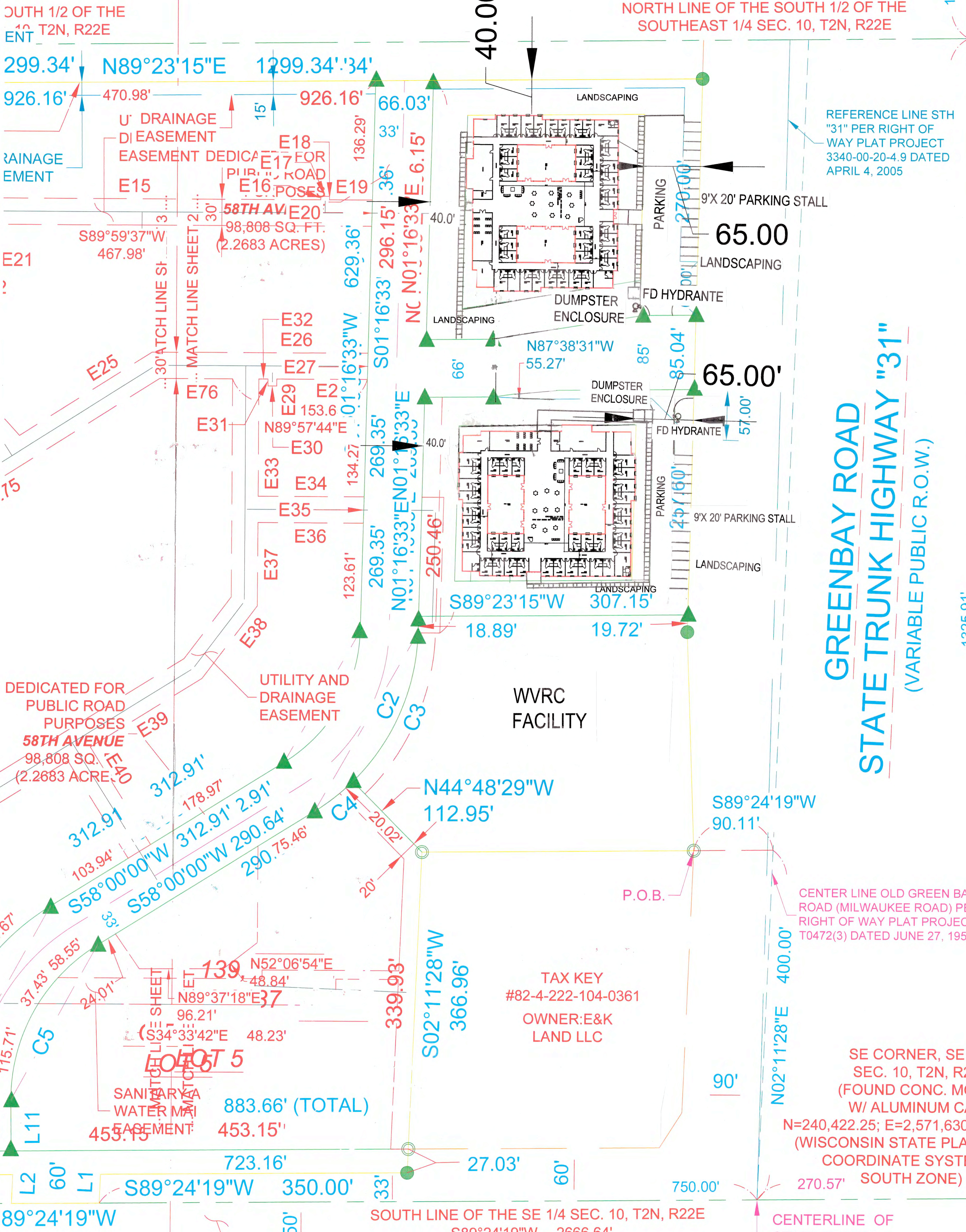
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**GREENBAY ROAD**  
**STATE TRUNK HIGHWAY "31"**  
(VARIABLE PUBLIC R.O.W.)

**COUNTY TRUNK HIGHWAY "E"**  
**12TH STREET**  
(VARIABLE PUBLIC R.O.W.)

100.00' WAY "E"

723.16' S89°24'19"W 350.00'

SOUTH LINE OF THE SE 1/4 SEC. 10, T2N, R22E  
S89°24'19"W 2666.64'

CENTERLINE OF STATE TRUNK HIGHWAY "31"

SE CORNER, SE 1/4 SEC. 10, T2N, R22E  
(FOUND CONC. MON. W/ ALUMINUM CAP)  
N=240,422.25; E=2,571,630.00  
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

TAX KEY #82-4-222-104-0361  
OWNER: E&K LAND LLC

DEDICATED FOR PUBLIC ROAD PURPOSES  
**58TH AVENUE**  
98,808 SQ. FT. (2.2683 ACRES)

UTILITY AND DRAINAGE EASEMENT

WWRC FACILITY

CENTER LINE OLD GREEN BAY ROAD (MILWAUKEE ROAD) PER RIGHT OF WAY PLAT PROJECT T0472(3) DATED JUNE 27, 1952

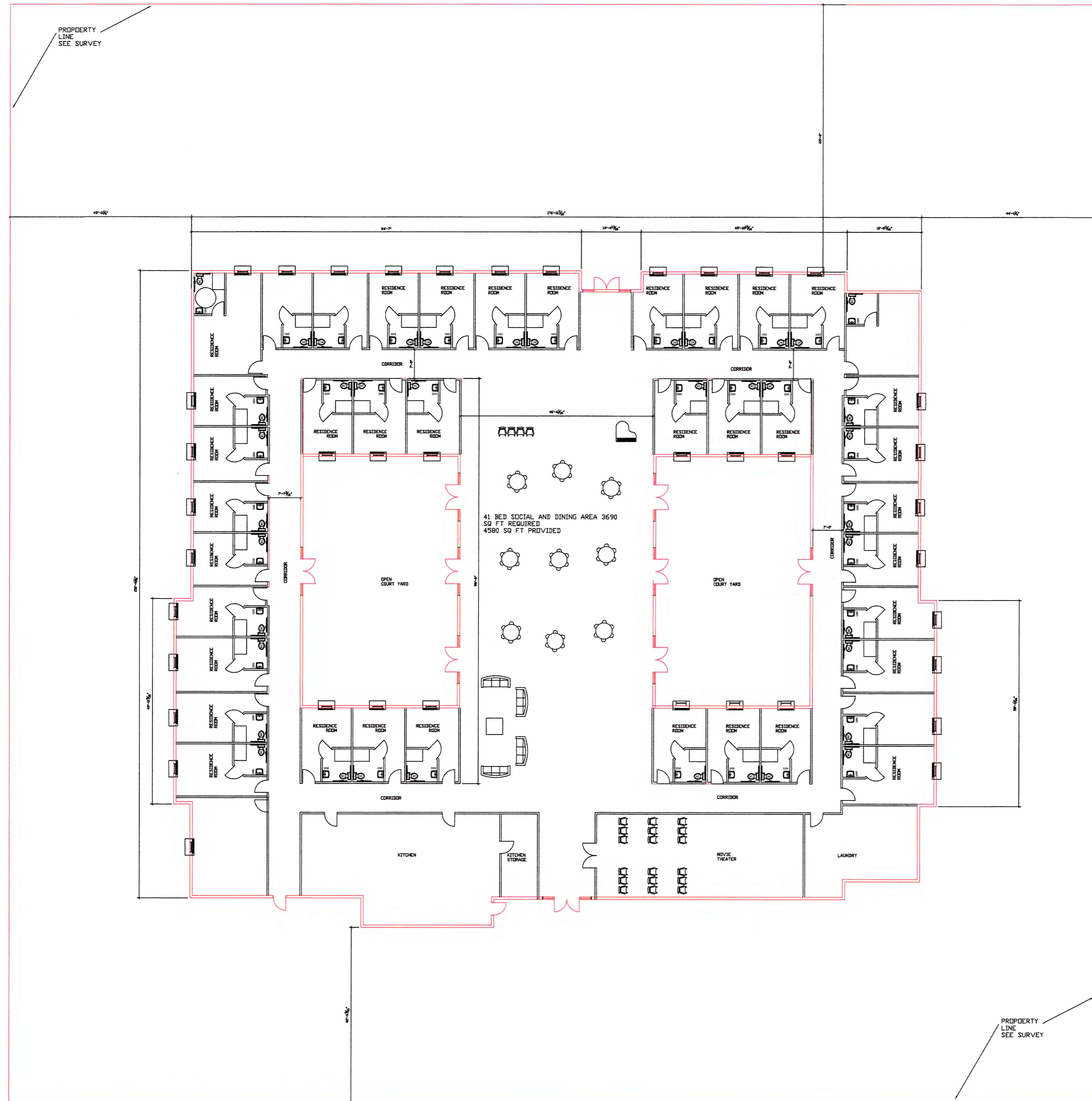
REFERENCE LINE STH "31" PER RIGHT OF WAY PLAT PROJECT 3340-00-20-4.9 DATED APRIL 4, 2005

1325.91'

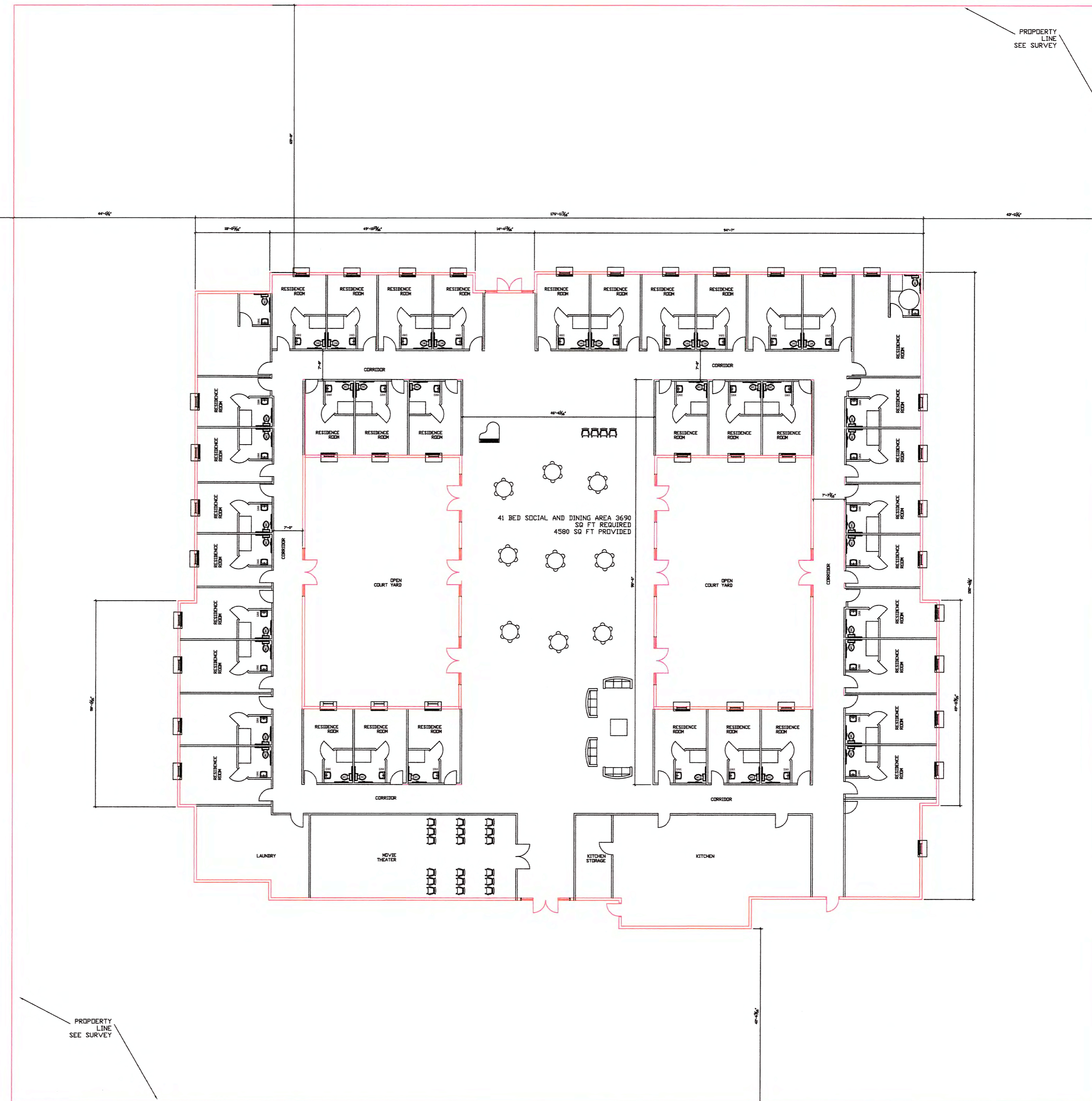
EAST LINE OF THE SE 1/4 SEC. 10, T2N, R22E

N01°35'49"W 2651.82'

GREEN BAY ROAD



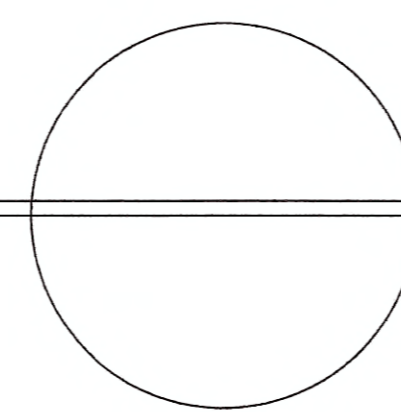
10TH STREET



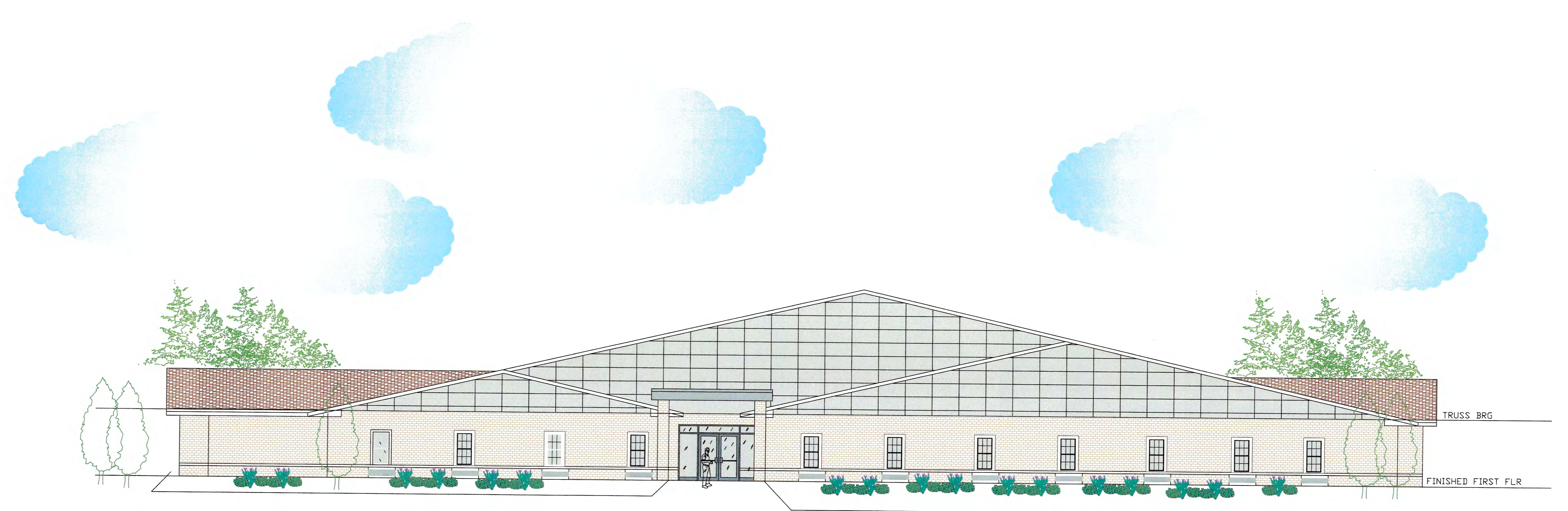
58TH AVENUE

PROPOSED FLOOR PLANS

NORTH



VACANT LAND



ELEVATION

SCALE 1/8" = 1'-0"