



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
June 08, 2026**

1. Call to Order

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

Present:

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

Absent:

- Commissioner Vinnie Chambers
- Commissioner Michael Deluca
- Commissioner Jerry Romanowski

Staff present in person: Administrator Jim Hurley, Deputy Clerk Treasurer Eugenia Lara, and Chief Ben Andersen, Kevin Poirier, Village Engineer Brett, Luke Godshall
Village Trustees: None

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance. President George Stoner called the meeting to order and announced that the Commission would consider Agenda Item No. 9 first due to scheduling. The meeting was then called to order, followed by the Pledge of Allegiance.

3. Approve Minutes of January 12, 2026, and April 13, 2026, Meeting

A Commissioner requested clarification regarding a previous 3-2 vote reflected in the April minutes. Staff explained the vote referenced the motion to deny the Comprehensive Plan Amendment for the Boss Farms Apartments proposal and that the motion to deny had passed by a 3-2 vote.

Commissioner Boxx moved to approve minutes of January 12, 2026, and April 13, 2026, meeting.

Seconded by Commissioner Troy Steege

Motion carried. 5-0 vote.

4. Correspondence

None

5. Citizen Comments

Ted Terletsky- 9015 12th St expressed concerns regarding continued development within the Village, specifically the proposed assisted living facility. He stated that additional development places increased demands on Village services, particularly Fire and EMS, and shared his professional experience in the fire service regarding emergency response at assisted living facilities. He encouraged the Village to evaluate infrastructure and funding before approving additional development.

David Rasmussen 2004 3rd spoke in support of the proposed Boss Farms development. He discussed the potential tax revenue generated by the subdivision, the need to reevaluate the 2008 Country Club Neighborhood Plan, compatibility with surrounding developments, and the demand for additional housing opportunities within the Village.

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).*

Administrator Jim Hurley presented information from the Village Board requesting reconsideration of the proposal. He summarized research regarding surrounding neighborhood lot sizes, current housing demand, anticipated housing study results, available infrastructure, and the age of the existing 2008 Country Club Neighborhood Plan.

Village Planner Luke Godshall explained that the amendment would modify the future land use designation from suburban density residential to medium density residential, allowing development consistent with the proposed subdivision plan.

Commission discussion included:

- Compatibility with existing subdivisions.
- Housing demand within the Village.
- Future condominium development.
- Importance of updating the Comprehensive Plan through a broader public process.
- Water and sewer service coordination with the City of Racine.

Commissioner Patrick Juliana moved to approve ***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).***

Seconded by: Commissioner Troy Steege

Motion carried 5-0 vote.

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).*

Mr. Godshall explained that the rezoning request corresponded with the Comprehensive Plan Amendment and noted that the proposed subdivision complied with Village zoning requirements without requesting deviations from ordinance standards.

Commissioner Boxx moved to 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.

Seconded by: Commissioner Parick Juliana

Motion carried 5-0 vote

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).*

Mr. Godshall explained that the proposed subdivision would create 41 residential lots and associated outlets. He noted that revisions addressing engineering, stormwater management, fire protection, and ordinance compliance would be required prior to submission of a final plat.

Commissioner Boxx moved to approve 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.

Seconded by: Commissioner Kent Mayes

Motion carried 5-0 vote.

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).*

Commissioner Boxx moved to action discussion 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.

President Stoner noted that, in response to concerns expressed during public comment, the Village Fire Chief intends to develop a Payment in Lieu of Taxes (PILOT) agreement to offset public safety service costs associated with the proposed facility.

Architect William Morris presented the conceptual development. Highlights included:

- Two 41-bed assisted living buildings.
- High-quality masonry construction.
- Extensive landscaping, berms, and screening.
- Interior courtyards for residents.
- No request for TIF or Village financial assistance.
- Willingness to enter cost recovery agreements with the Village.
- Anticipated property value of approximately \$3.5–4 million per building.

Commission discussion included:

- Staffing levels and parking.
- Mechanical equipment screening.
- Building aesthetics.
- Landscaping and architectural quality.
- Community need for senior housing.

Commissioners expressed general support for the project concept while noting that detailed site plans, architectural elevations, landscaping, and engineering documents would be reviewed during subsequent approval processes.

Seconded by: Commissioner Kent Mayes

Motion carried 5-0 vote.

10. **Adjourn:** 6:27 p.m.

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

These minutes are official and approved by the Plan Commission 7/13/2026. Submitted by Deputy/Clerk Treasurer Eugenia Lara.