

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

**Village Work Session Meeting
Agenda
Tuesday, September 1, 2026
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
4	Citizens Comments
5	President and Trustee Comments
6	Discuss proposed purchase of Water Meter replacements in the amount of \$84,090 from Core & Main
7	Discuss proposed changes to Chapter 13 Municipal Utilities of the Village Code of Ordinance to restructure sewer rates for large volume users
8	Discuss updated request for a Conditional Use by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requesting approval of a Conditional Use for a model single-family home related temporary real estate sales office in the R-5 Dist. on Tax Parcel # 82-4-222-151-0601, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. <i>(For information use only, this is the approved Somers Creek subdivision, across from the Hawthorne Apartments).</i>
9	Discuss Proposed Ordinance to Amend the Comprehensive Plan 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 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 "Commercial" to "Governmental and Institutional" on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. <i>(For information use only, these two parcels are located just north of the Wisconsin Veterinary Referral Center along Green Bay Road.)</i>
10	Discuss Request to Rezone, Site Plan & Exterior Fenestration by: RPF Somers Outlots LLC, requesting rezoning from B-3 Highway Business Dist. to I-1

	Institutional Dist., and a site plan and exterior fenestration on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers.
11	Discuss Request to Rezone and for a Land Division (Preliminary Plat) 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 rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. <i>(For information use only, the property is located on the south side of Highway E, across from Shoreland Lutheran High School).</i>
12	Discuss Request for a Land Division (Certified Survey Map) by: Lakeview Townhomes LLC, PO Box 976, Kenosha, WI 53141 (Owner), requesting approval of a Certified Survey Map (dated April 21, 2026, and prepared by John P. Konopacki of Pinnacle Engineering Group) to divide Tax Parcel #83-4-223-052-7017 into one (1) 1.91-acre Lot and one (1) 2.31-acre Lot, located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers. <i>(For information use only, this property is located between the Union Pacific Railroad and Sheridan Road across from the Seawall Condominiums.)</i>
13	Discuss the Financial Management Plan: converting the cost of recycling and yard waste services to a direct user charge
14	Review tentative agenda for the Village Board meeting on September 8, 2026
15	Adjourn

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

Dated August 28, 2026.

Wendy Burnette, Clerk-Treasurer

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